

24th October 2023

Cornwall Council Offices
39 Penwinnick Road
St Austell
Cornwall
PL25 5DR

Dear Sir/Madam

New Farm, St Mawgan, Cornwall TR8 4HH

A certificate is sought on the basis that the triangular section of land outlined in red on the submitted plan has been used as domestic curtilage / garden land serving the house for in excess of the last ten years and, as such, is immune from enforcement action.

In February 1991, Mr & Mrs Taylor sold a strip of access land to their neighbour, Herbert James Hazell and Violet Kathleen Hazell which resulted in creation of a private lane for vehicular access to their property.

Creation of the access lane resulted in a small triangle of land (approximately 478 sq. m) being marooned and it naturally bonded together with the main garden for domestic / family / garden use associated with the house.

It is physically separate from the main farm building yard complex at New Farm. It is positioned in close proximity and within easy access of the house, directly adjoining to the main garden lawned area.

The position, proportions, and character of the land are typical for gardens serving farm dwellings / housing in the countryside. Very often, a corner section will be given over to children's play area, built structures, caravan for family use etc.

The applicants, Mr and Mrs Taylor have four children and nine grandchildren. For the past thirty years, the applicants confirm that the land has been used for children's camp, tree climbing, creating dens, wooden play structures, tree swings, caravan for family use, outhouse / garden store, childhood pets play area / pet houses / pet runs, sand pit etc. The area is sheltered, compared to the main lawn, and thus naturally lends to these domestic purposes.

Yours faithfully



Verity J Biddick MRICS FAAV
Chartered Surveyor & Planning Consultant



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