

26th 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 in respect of a small rectangular piece of land outlined in red on the submitted plan which has been used as garden / domestic curtilage serving the house for in excess of the last ten years and, as such, is immune from enforcement action.

As the submitted aerial photographs verify, the area was originally part of the southern lying field back in 1999 but thereafter landscaping works, fencing and domestic use meant that the area gained a close affiliation with the house and family grounds. For over ten years, aerial photography shows the area has been fenced off from the field and managed as part of the grounds serving the house. Access routes used by the family are visible on aerial views from the household parking area directly adjoining the property and also from the main garden lawn area via garden openings / paths, as well as garden steps.

The applicants, Mr and Mrs Taylor have four children and nine grandchildren. For more than ten years, the applicants confirm that the land has been used for children playhouse, dog kennels and run, outhouses, erection of marquee for family weddings / events and garden works such as planting etc.

Yours faithfully



Verity J Biddick MRICS FAAV
Chartered Surveyor & Planning Consultant



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