

STATUTORY DECLARATION

Re: Studio 1A, 2A, 3A and Flat 4 at
10-12 Lind Road Sutton SM1 4PJ ("The Property")

I [REDACTED] of Flat 3, 1A Bishops Place Sutton SM1
4PH DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1) I am a tenant of the flat in which I live and have been so since March 2023 under an AST for 12 months. Mine is the lower ground floor flat nearest to the rear of the Property.

2) Prior to taking a tenancy of my flat I viewed it internally and externally. I noticed that there was a basement garden backing onto my basement area separated by a brick wall which meant that we, as occupiers, could not see each other. The other flats at the Property each had a window looking out onto the rear service area. I judged that I was not affected by any overlooking by these windows and that the amenities offered by the flat that I was viewing were not being impaired. I thus took a tenancy of my Flat for 12 months. I am very happy with my flat and have asked my Landlord to extend my agreement when it ends. He confirmed that he would have no objection to this.

3) Some three or four months after moving into my Flat I received a letter from the council advising of the proposed changes to the Property. I consulted the council's website and ascertained that as far as my Flat was concerned, the windows on the ground first and attic floor of the Property would be changed to doors and each would be provided with a terrace garden area.

4) I considered that none of the proposals affected my enjoyment of my flat. I would not be disturbed in any way by means of overlooking, noise disturbance or any other impediment to my use of my flat. I thus made no representation against the proposed development.

5) I am told that the landlord of the Property seeks to make another planning application that does not involve the provision of doors or terrace area at the rear of the Property. The rear façade of the Property will thus remain as it has always been.

6) The presence of the windows in question were not a factor to have held me back from taking an AST of my flat and will not be a factor in my continuing to live in my flat. The windows in question do not affect the quality of the amenities to my flat and do not affect me or my flat with overlooking. I have a peaceful, serene and tranquil experience in the use of my flat as it currently exists and have no doubt that I will continue to so enjoy the amenities of my flat, without any overlooking being experienced, with the windows as currently laid out at the Property.

7) The windows have to date, not affected my flat and will not do so in the future. Consequently, I support the intended application for planning permission at the Property as I am not being overlooked nor in any other way negatively impacted.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at 8 LIND ROAD in the
county of SUTTON SM14PJ

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this 12 day of JANUARY 2024

Before me
Officer of a Court, appointed by the Judge
to take Affidavits / Solicitor

CHARMINI RAVINDRAN LAW LTD
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