

Statement from Mr Michael Peak

RE: Certificate of lawfulness of existing use or development for use of land as domestic garden and boundary fence.

I bought the first piece of land (Title LL69890) at the back of 40 Farrington Crescent in June 1991 and the second piece of land (Title LL186286) at the back of 42 Farrington Crescent in May 2000.

These areas were previously part of the Simons Sports and Social Club 'Blue Lagoon Lake' before they were purchased used for recreational fishing which the public could access and walk around.

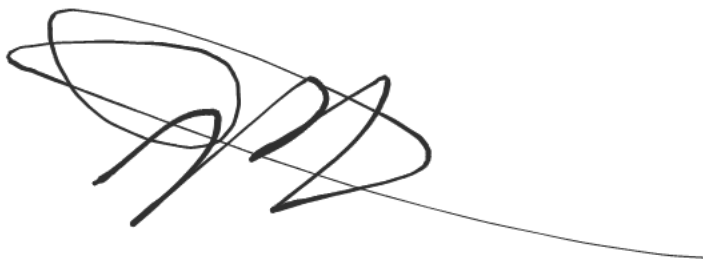
Both pieces of land were part of the 'Blue Lagoon Lake' before they were purchased - this is an angling lake (used for fishing) which the public can access and walk around.

The covenants on the land stipulated that it must be used as garden land, and I must erect and maintain a fence along the boundary. Fencing was erected shortly after as a result of this requirement. There has been no public access to the land since the purchase.

We applied for planning around the time of the second purchase as the idea was to erect a garage on the land fronting onto Rochester Drive. Unfortunately, due to finances at the time, we did not build the garage, although we did build the extension that was also included within the planning application.

Since the purchase in 2000 the land has always been used as our garden space, we have landscaped the site over time and it is an area where we regularly spend our time. The area has never been separated from our property and it has never been used as anything other than garden space.

We erected the fence adjacent to Rochester Drive to enclose the land following the purchase in 2000. The fence has not been altered since that time.



Signed: .....

16<sup>th</sup> April 2024

Dated: .....

Mr Michael Peak  
40 Farrington Crescent  
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