



STATUTORY DECLARATION OF



**KNIGHTS PLACE FARMHOUSE, COBHAM, NORTH
ROCHESTER, ME2 3UB**

SPL REF: 21.7461

LPA REF:

DO SOLEMNLY and SINCERELY DECLARE as follows:-

1. I purchased Knights Place Farmhouse on 15 September 2003 under my Company Knights Place Farm Limited.
2. Following the purchase of Knights Place Farmhouse and some early renovations, I moved into the Farmhouse within the immediate following months with my family where we live today.
3. I have presented to me a map marked **MAL1** 21.7461/P203 that depicts Knights Place Farmhouse edged red and the land that is the subject of this application hatched red.
4. I commenced works on the Farmhouse and it's gardens soon after in the Autumn of 2003. This included clearance work on the land edged red and shown on the map marked **MAL1**.
5. In 2003, the land edged red on map **MAL1** was scrubland and fairly overgrown with bushes and scrub. The land was cleared and by 2007 I had erected post and rail fencing to the western and southern boundary of the land hatched red. I had also planted sapling hedging plants to the western boundary. These features can be seen the Google Earth Pro image presented to me marked **MAL2** taken no later than 21 April 2007. A trampoline and a football goalpost and stanchion can also be seen on the land in this image.
6. The hedging to the western boundary described in paragraph 5 above can be seen in the Google Earth Pro image presented to me marked **MAL3** taken no later than 7 March 2011. The hedging has matured in this later 2011 image and the trampoline is also evident. A dovecot I had sited in the garden in memory of my Son is also apparent in this image.
7. By 9 July 2013, I had erected a greenhouse and shed and developed some vegetable planters which can be seen in the Google Earth Pro image presented to me marked **MAL4** taken no later than 9 July 2013. Where the dovecot, trampoline and maturing hedging to the western boundary is also shown.

8. By 2017, I had erected a summerhouse to the eastern side of the land hatched red in **MAL1**. This can be seen as a dark red structure in the Google Earth Pro image presented to me marked **MAL5** taken no later than 2 July 2017.

9. The greenhouse, shed, vegetable planters, summerhouse with steppingstone path and dovecot are all evident in the in the Google Earth Pro image presented to me marked **MAL6** and taken no later than on 5 May 2018.

10. I sometimes park my motorhome on the land hatched red in **MAL1**. **This can be seen** in the Google Earth Pro image presented to me marked **MAL7** taken no later than 2 June 2020. This image also shows that the dovecot had been moved further to the north west, this is because my wife had knocked it over whilst mowing the lawn and we wanted to re-site it.

11. The most recent google Earth Pro image I have presented to me is marked **MAL8** taken no later than 5 August 2022. This shows features already described above including the hedging and fencing, greenhouse and shed, vegetable planters, dovecot, summerhouse and path. This is how the garden remains today.

12. My family I have used the area of land hatched red in **MAL1** since moving into the Farmhouse as part of our gardens.

13. My wife grows her vegetables and uses the greenhouse and vegetable planters erected by 2013 for growing plants. She uses the shed also erected by 2013 for storage of gardening equipment.

14. Our children have played in the garden area hatched red on **MAL1** since moving into the Farmhouse [REDACTED]

15. Over the years our family have held parties and games and sat out in the garden area hatched red on **MAL1**.

16. The garden area hatched red on **MAL1** has been maintained by a number of gardeners over the years since we have moved in, but my principal gardener has been [REDACTED]
My wife and other family members have also carried out the gardening maintenance of this

land.

17. I have presented to me six photographs labelled **MAL9** to **MAL14** which shows the area of land hatched red being used by my family from 2013 to 2022 with many of the features described above evident.

18. **MAL9** was taken on 8 December 2013 and shows the car with my dog in the foreground and dovecot with garden benches in the background.

19. **MAL10** was taken on 23 August 2014. The green house, hedge and vegetable planter can be seen in the background.

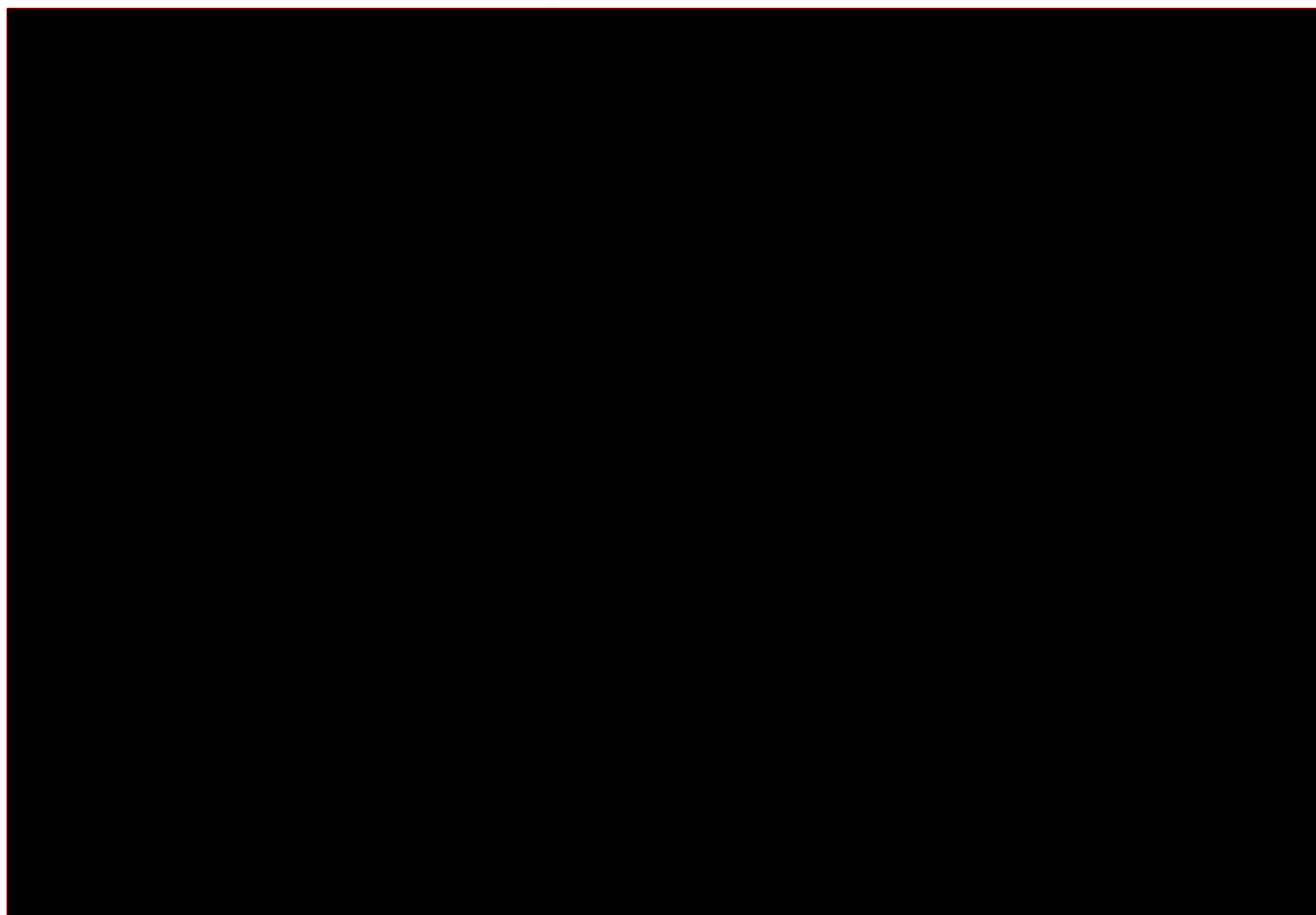
20. **MAL11** was taken on 9 March 2017 and shows the summerhouse and dovecot in the background.

21. **MAL12** was taken on 14 September 2019 and shows the camping tent in the garden used by the family. The greenhouse, shed and hedge are in the background.

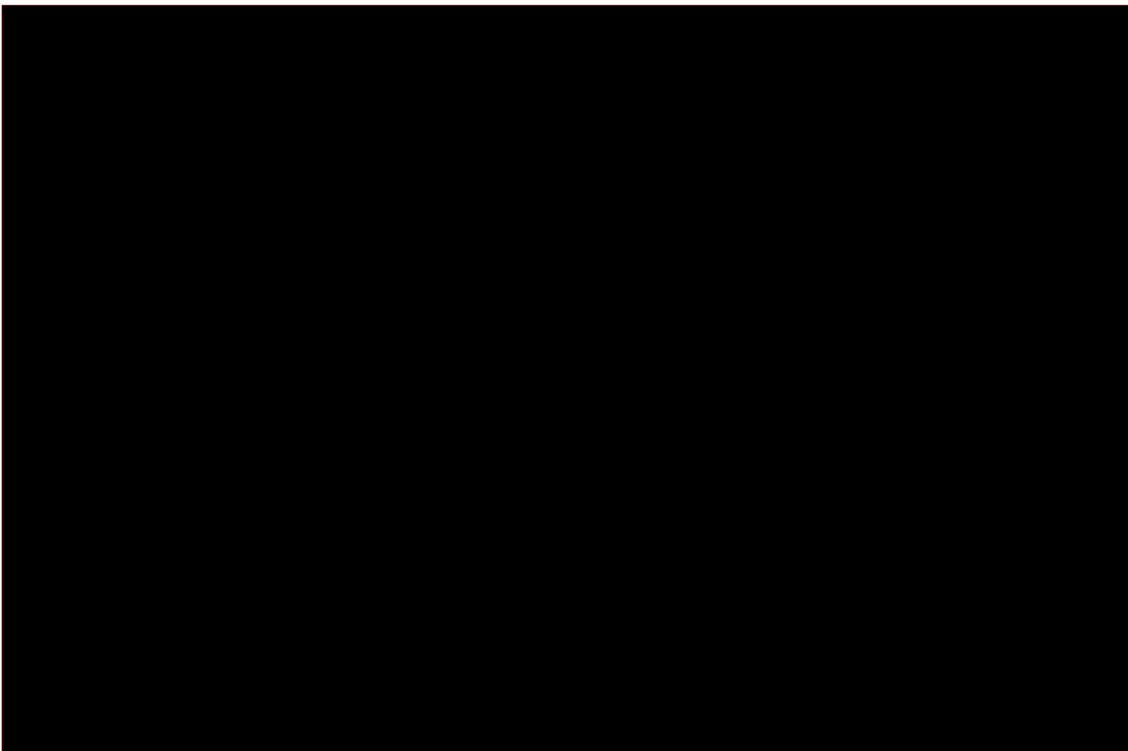
22. **MAL13** was taken on 1 March 2021 and shows my wife mowing the lawn on the sit on mower.

23. **MAL14** was taken on 15 October 2022 and shows the trampoline sited on the land hatched red.





These are the Exhibits marked MAL1 to
MAL14 referred to in the Statutory





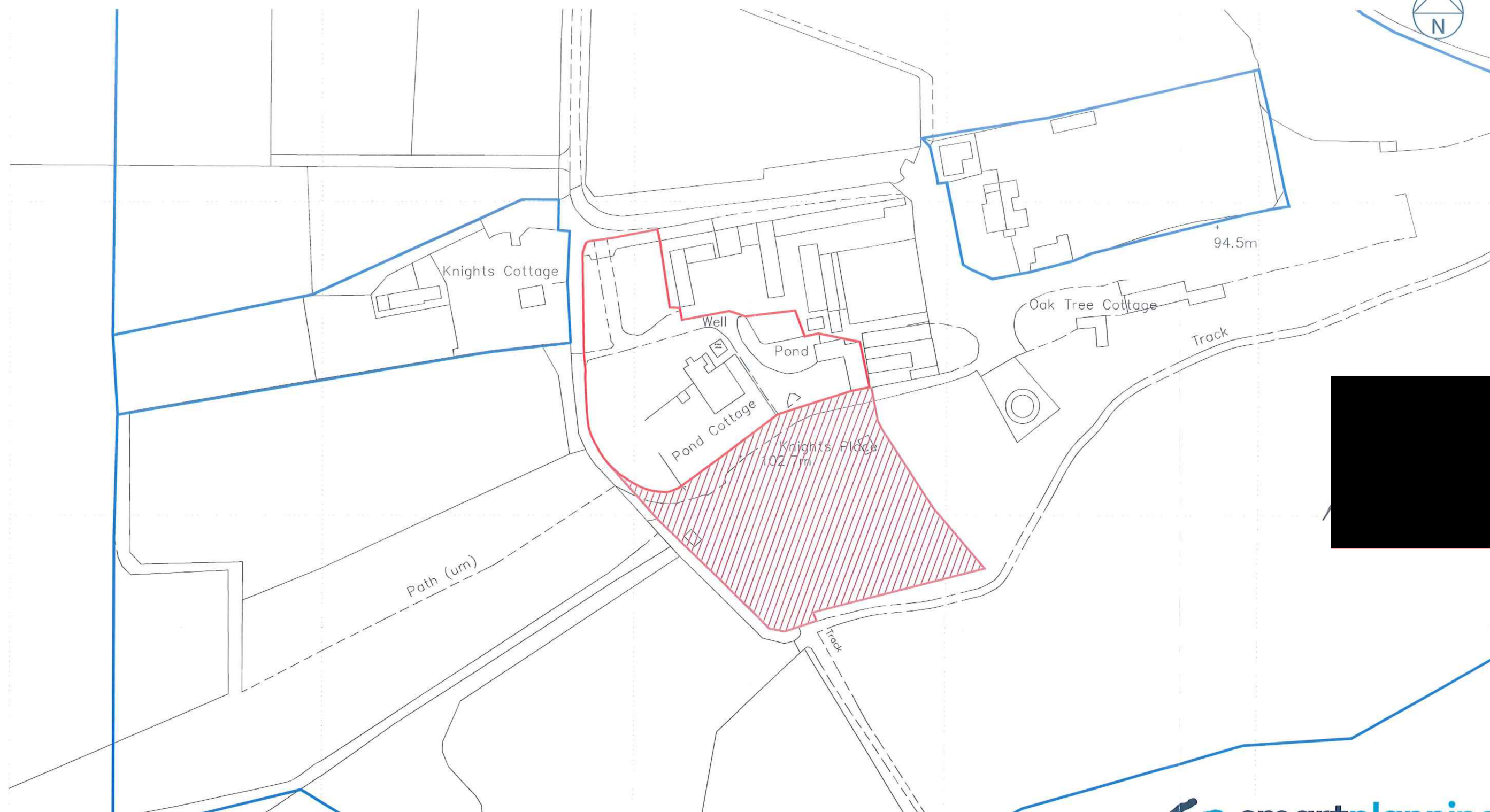
Subject of LDC
"Land used for purposes incidental
to the enjoyment of the dwelling"



Undisputed Curtilage

MAL1

Client Name : Mr M Lucas			
Project Title : Knights Place Farm, Cobham, North Rochester, ME2 3UB			
Drawing Name : Site Plan			
Scale : 1:1250 @ A3	Drawn/Checked: ZAH/AQ	Status : Application	Rev : A
Date : 21 August 2021	Plot Date : 07 September 2022 16:16:58	Dwg No : 21.7461/P203	



Note:
This drawing is provided for planning application purposes only and should not be used or relied upon for Building Regulations applications or in the use of Construction. All dimensions should be checked on site before the commencement of any works or ordering of materials. Any discrepancies should be reported to Smart Planning Ltd.



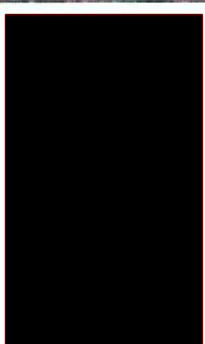
A	07.09.22	Boundary line revised	ZAH
No.	Date	Amendment	Initials

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MAL3



Image © 2023 Maxar Technologies



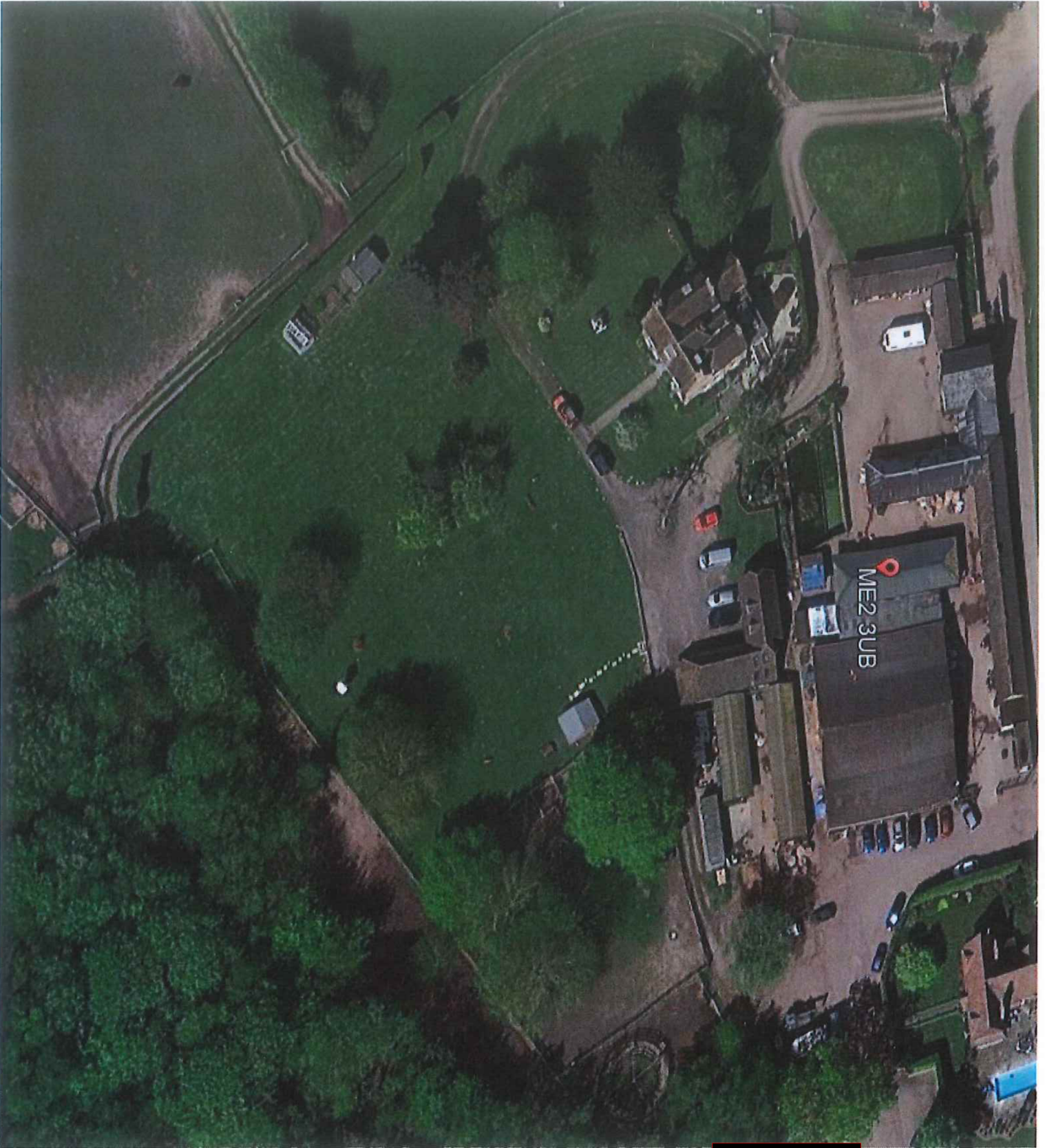
MAL4

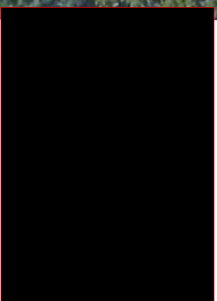




Image © 2023 Maxar Technologies



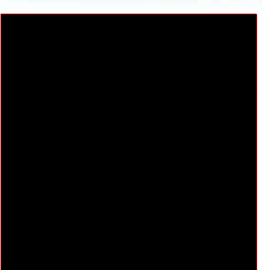




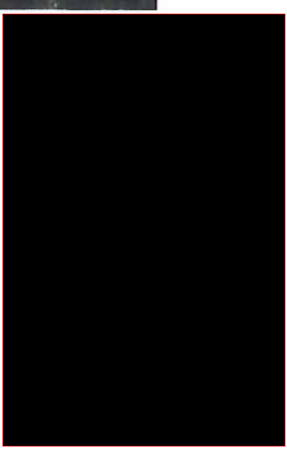
MAL8



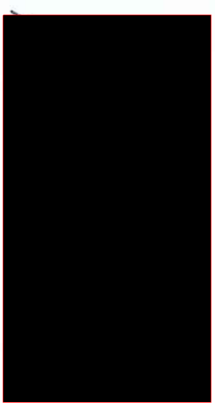
MAL9



MAL10



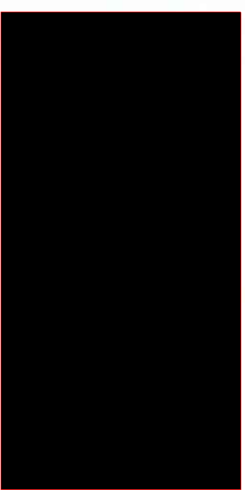
MAL11



MAL12



MAL13



MAL14

