

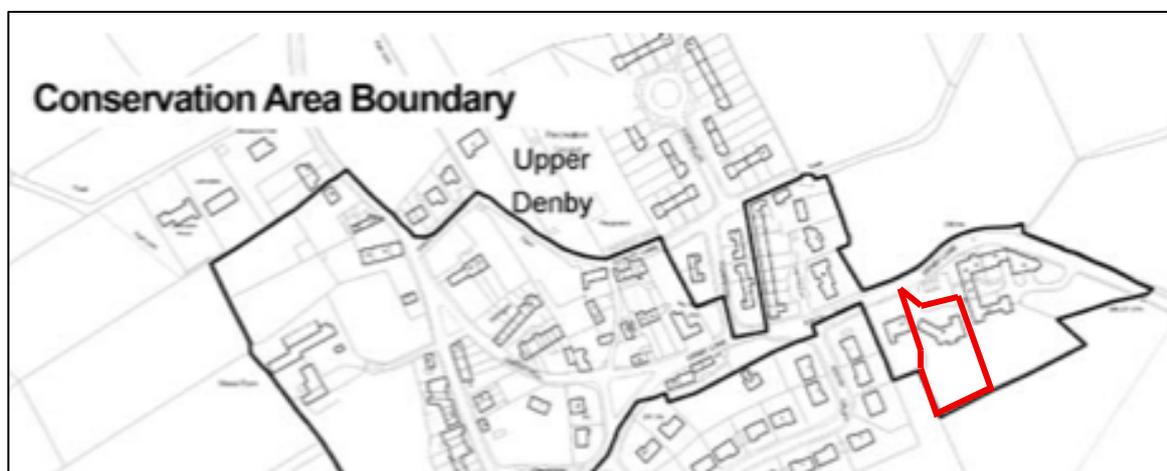
## 99 Denby Lane – Change of Lawfulness – Supporting Information

### Introduction

To accompany this Certificate of Lawfulness application, a series of images sourced from Google Earth have been included. These images clearly demonstrate that the land in question has been continuously used as residential amenity space associated with the existing dwelling.

The site benefits from a well-defined and long-established boundary enclosing the entire garden area.

It is also noted that the Kirklees Conservation Area Boundary identifies the existing hedgerow as the sole physical boundary separating the residential curtilage from the adjoining agricultural field, which forms part of the designated conservation area.



### Principle of Lawfulness

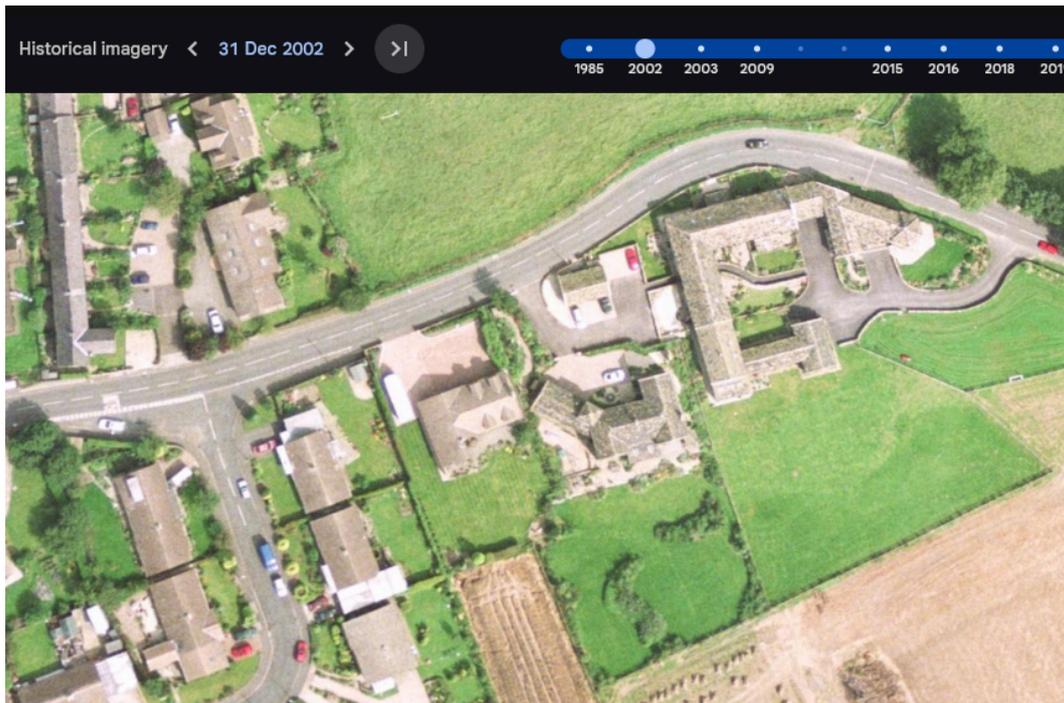
It is also relevant to note that the principle of such residential garden use has already been established and accepted locally through the recent approval of application 2023/CLD/92204/E for 97 Denby Lane, the adjoining property. That Certificate of Lawfulness confirmed the use of similar adjoining land as residential amenity space in connection with the dwelling. The circumstances of the current application site are directly comparable, both in terms of layout, boundary definition, and historic use, thereby reinforcing the consistency and appropriateness of recognising the same lawful use for this property.

### Historical Images

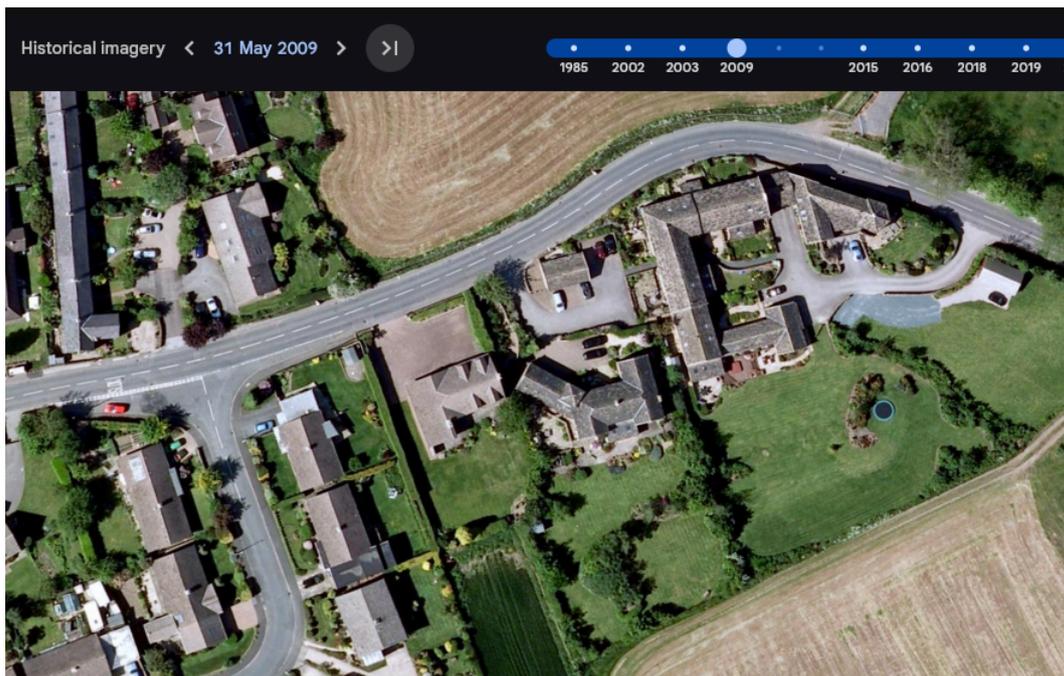
Historical aerial imagery available via Google Earth clearly illustrates that the garden area has been consistently maintained and used as residential amenity space associated with the existing dwelling since at least 2002. The land appears to have been laid out and managed in a manner entirely consistent with domestic garden use, including the presence of regularly mown grassed areas, defined planting beds, and

maintained boundary vegetation. Over successive years, the character and appearance of the land have remained domestic in nature, with no evidence of agricultural use or encroachment from adjoining fields. The continuity of this residential use is further supported by the established hedgerow and fencing, which have long demarcated the extent of the residential curtilage. Taken together, this evidence demonstrates a long-term, settled use of the land as part of the private garden serving the dwelling, reinforcing its lawful status as residential amenity space.

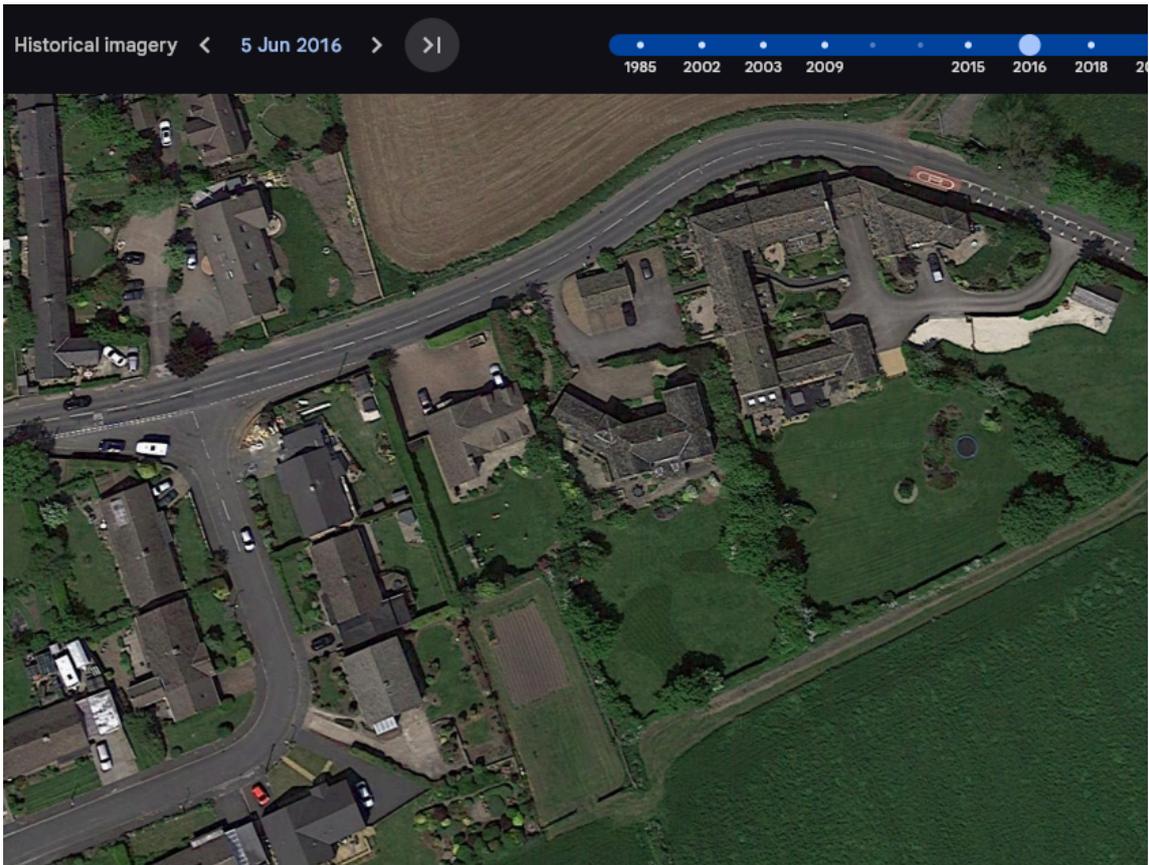
**2002**



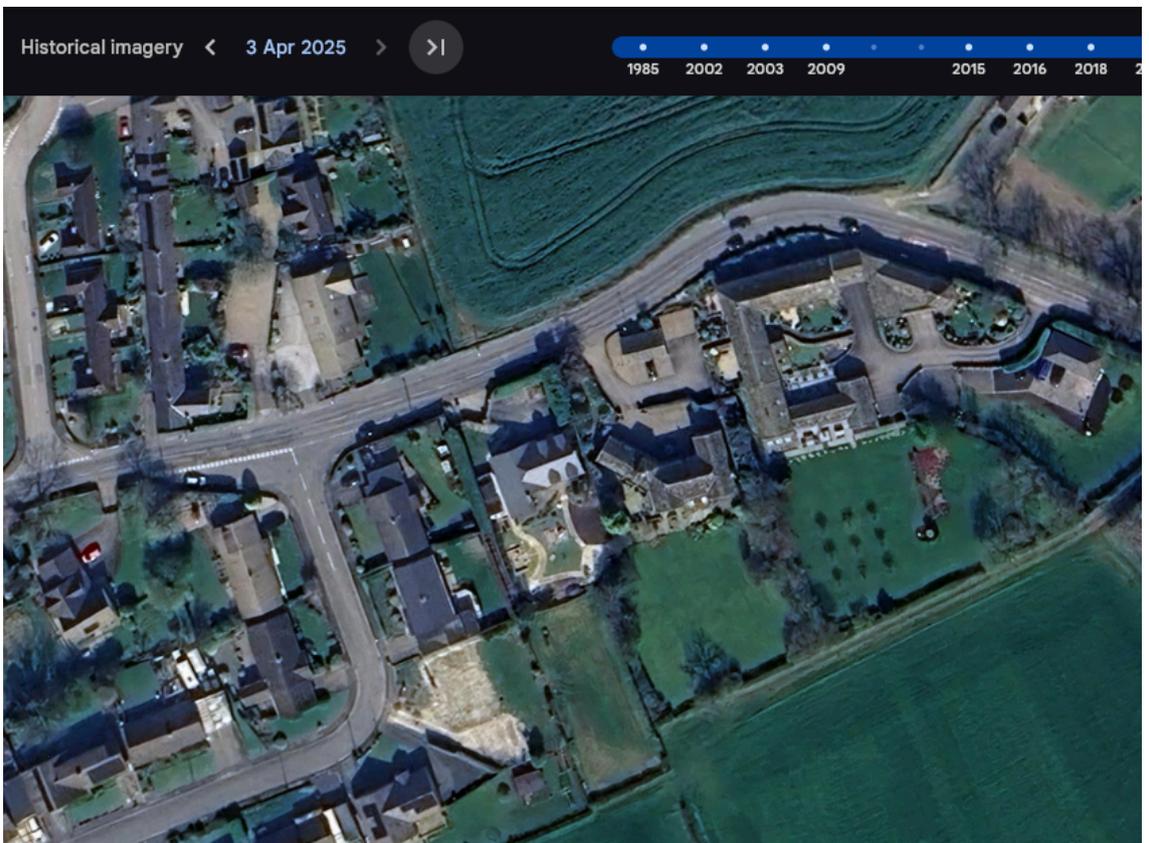
**2009**



2016



2025



## **Conclusion**

In summary, the evidence confirms that the garden area has formed an integral part of the property's residential use for over two decades, with no indication of any change in character or use. The long-established boundary, consistent maintenance, and domestic appearance support the lawful use of the land as private garden space.