



# **Supporting Planning Statement**

**Certificate of Lawfulness for Existing Use of  
Land as Garden at The Pigatu, 106  
Hartshead Lane, Hartshead, WF15 8AJ**

**Date: May 2026**

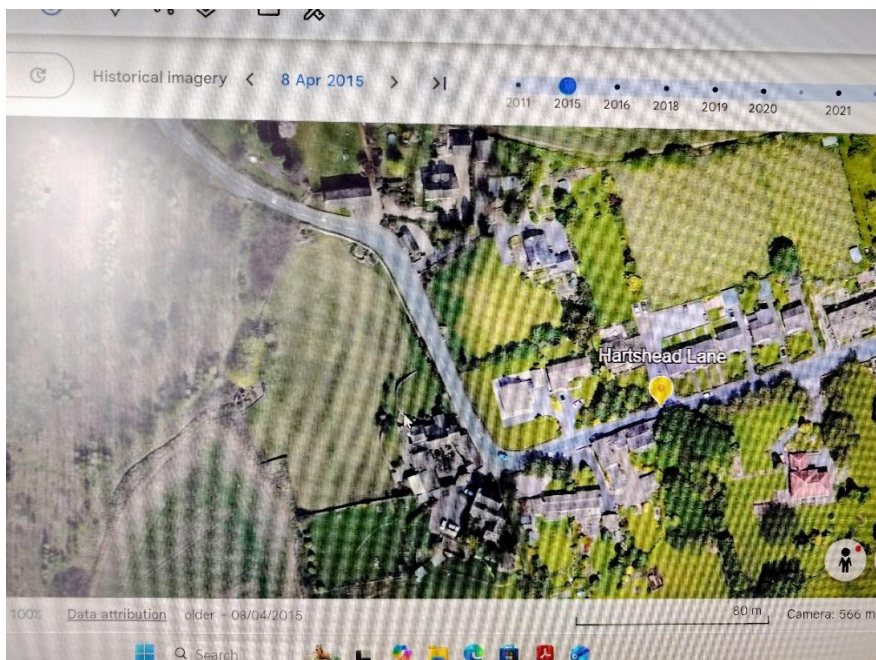
**Reference: HPS9826**

## 1.0 Introduction

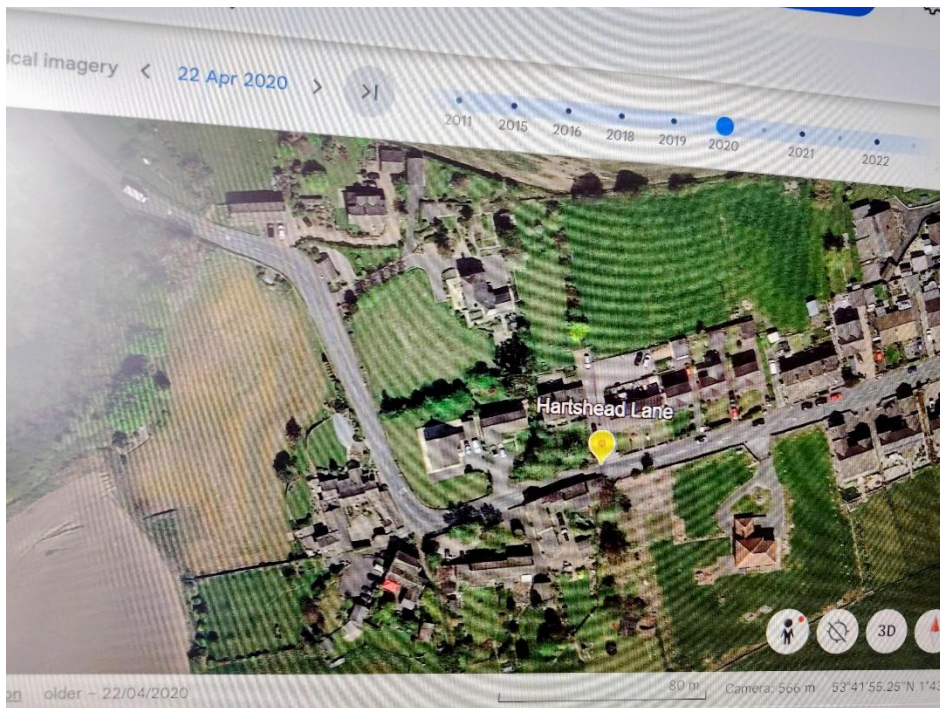
- 1.1 This Supporting Planning Statement has been prepared by **Householder Planning Services** on behalf of Mr & Mrs Mann, the owners of The Pigatu, 106 Hartshead Lanem Hartshead.
- 1.2 The Mann's bought the property in 2024. The previous owners had the property since 2001. In all that time both occupiers of the property have maintained the land in question, keeping the grass trimmed, and using it as a garden area in association with the property.
- 1.3 Both historical occupiers provide statements of this use, and Google Earth images show the trimmed condition of the land over the last 10 years.
- 1.4 The land in question has clearly been used by occupiers of The Pigatu, in conjunction with the enjoyment of a dwelling house, as garden to the property.

## 2.0 Google Earth Images

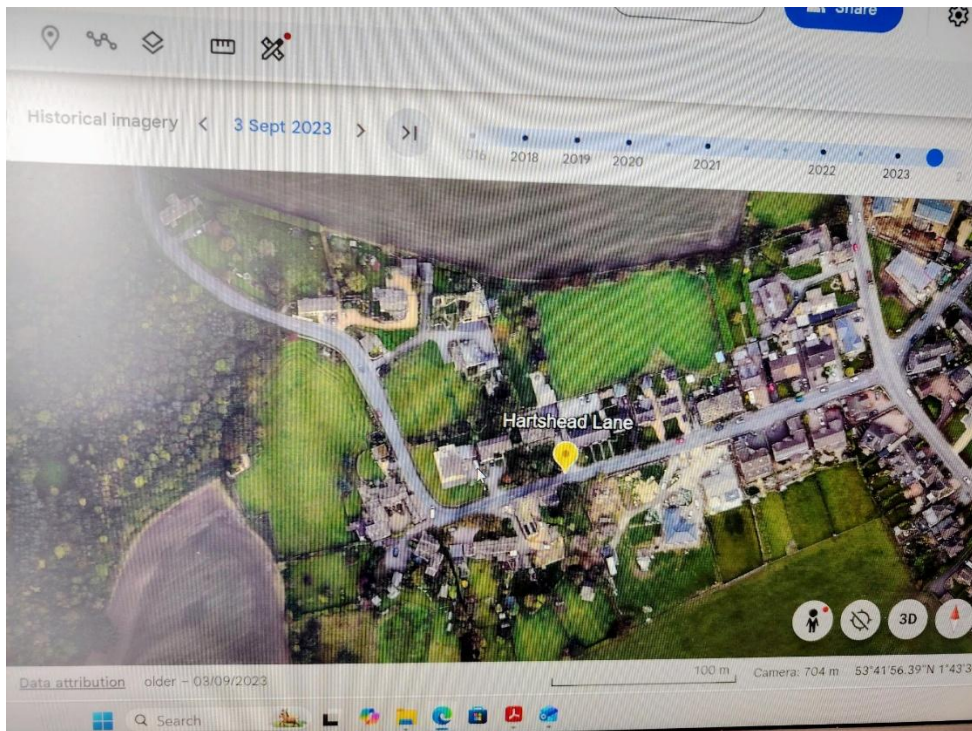
### 2.1 2015

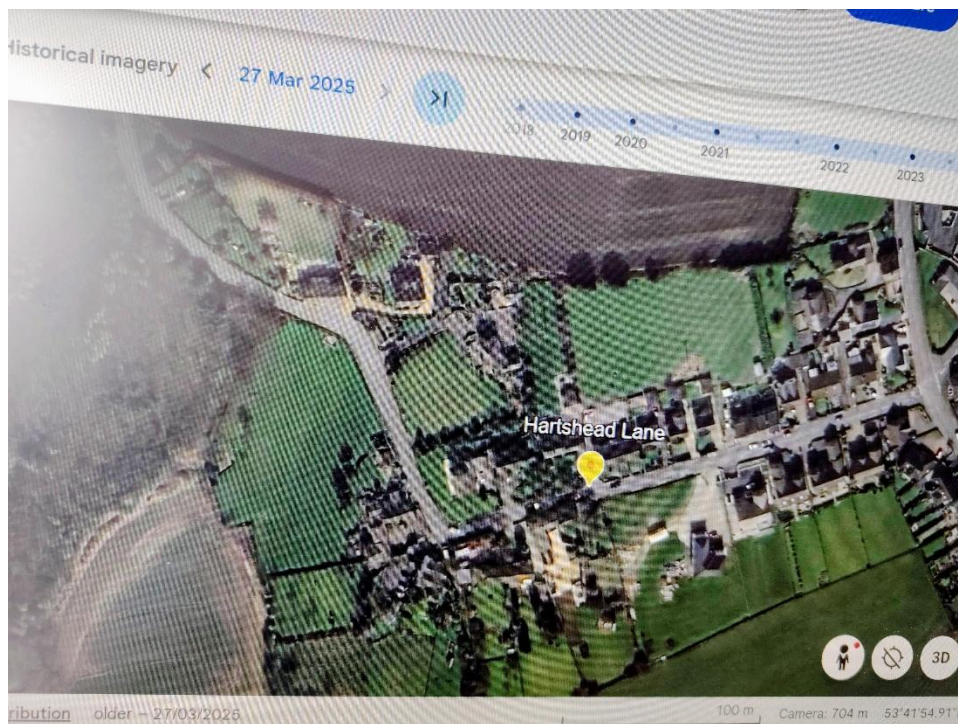


### 2020



### 2023



**2025**

### 3.0 Certificate of Lawfulness Existing Use

- 3.1 The onus is on the applicant to demonstrate that the land in question has been used as garden land for a continuous 10-year period. The land in question has been regularly cut by mowing and general weeding and been used for domestic purposes over the 10-year period. In this time, it has never been used for agricultural purposes.
- 3.2 The previous owners created a small pond and sitting out area on the eastern boundary of the land in 2000 that can be seen on the Google Earth images.
- 3.3 Use of this land as garden land has been established by continuous domestic use over a 10-year period and beyond and a Certificate of Lawfulness should be issued.