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2. Arguments for application approval
3. Land Registry Documents

This application has been submitted for the retention of the use of a former paddock for use as a domestic garden associated with 11 Hill Close, Peckleton, Leicester, LE9 7RQ.

- A copy of the original land registry documents has been submitted along with pictures from Google Earth and personal photographs providing evidence that the land has been used as garden for more than 10 years. These have been uploaded in three separate files due to size constraints.
- The land behind 11 Hill Close was purchased in 2009 and has been used continuously, without a break by the occupiers of this property as an extension to the formal garden, a period which is in excess of 14 years.
- Over this period, the land has been continuously mowed closely and maintained including repairs to the the boundary fencing. If trees or shrubs have died they have been replaced. Hedges have been regularly trimmed, bushes and shrubs pruned and trees cut back.
- On the 2nd March 2018, an existing lawful use certificate was issued for one of our neighbours at 7 Hill Close, Peckleton to use their land as a residential garden (18/00243/CLUE). The premise upon which that application was based is exactly the same as the application we are now applying for.
- I consider that I have produced sufficient evidence as part of the application to demonstrate that the land has been used for the purpose claimed, at least for the minimum period of time required, that results in the land now being lawful.



Official copy of register of title

Title number LT423997

Edition date 25.09.2009

- This official copy shows the entries in the register of title on 19 October 2009 at 11:37:05.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 October 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Leicester Office.

A: Property register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

- 1 (25.09.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the North side of 11 Hill Close, Peckleton, Leicester (LE9 7RQ).
- 2 (25.09.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 21 September 2009 made between (1) Donald George Hill and (2) Anthony Thomas Barber and Lesley Jayne Barber.

NOTE: Copy filed.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

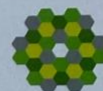
Title absolute

- 1 (25.09.2009) PROPRIETOR: ANTHONY THOMAS BARBER and LESLEY JAYNE BARBER of 11 Hill Close, Peckleton, Leicester, Leicestershire LE9 7RQ.
- 2 (25.09.2009) The price stated to have been paid on 21 September 2009 was £20,000.

End of register

Land Registry
Official copy of
title plan

Title number **LT423997**
Ordnance Survey map reference **SK4701SW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Leicestershire: Hinckley and**
Bosworth



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This official copy issued on 19 October 2009 shows the state of this title plan on 19 October 2009 at 11:41:32. It is
admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground. See Land
Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Leicester Office.