

I, Julie Anna Tranter of 6 Prettyman Drive, Llandarcy, Neath do solemnly and sincerely declare as follows:

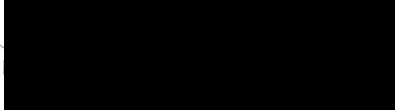
1. I completed the freehold purchase of 6 Prettyman Drive on 12th August 1992, under my then legal name of Julie Anna Ezel. The property is registered under Title WA67813. I have personally occupied the property as my main residence from that date to the present day. On 4th February 2002, I purchased a small strip of land alongside the vehicle driveway and western side of the property. That strip of land is registered with Land Registry under Title CYM59046. Copies of the Title Plans for both parcels of property and land are reproduced as "**Document A**" and "**Document B**" and are affixed to this Statement.
2. The property is bordered along its entire western perimeter by a level tract of land running westwards to a drainage ditch with mature trees and vegetation along its length. That tract of land is shown edged in red in the Ordnance Survey Map extract affixed to this Statement as "**Document C**." The land in my ownership under the above Titles is shown edged in blue.
3. The land edged in red is under the freehold ownership of St. Modwen Developments Limited. Since April 2002, I have continuously leased this area of land and used it as part of the garden area to my property to the present day. During that whole period, I have kept the area well maintained through regularly mowing the grass surface, maintaining a timber fence lying across the frontage with the adjacent lane, and placed items such garden ornaments and a former telephone call box in the area. I have maintained the area as my own domestic garden, in very much an identical manner to the original garden area off the rear of the property.
4. The extended garden area appears on the Google Earth image dated 12th July 2013, which is reproduced as "**Document D**." I have also noted that the "Street View" image from Google Earth dated May 2012 also depicts the area of land as being kept as an extended garden by myself, and is reproduced as "**Document E**."
5. I recently made an application to the Neath-Port Talbot County Borough Council for a Certificate of Lawfulness to regularise the use of this area of land. The Council refused that application on 20th December 2023. I have read the Officer's Report prepared at that time, which lead to the application being refused. I note that the Council point to a fence that lay between the original garden of my property and the adjoining land. I reared a small number of domestic poultry within the rear garden, up until the Covid-19 lockdown in 2020. The purpose of that fence was to prevent those birds from entering the adjacent garden area. Ensuring that the poultry did not stray into the leased land was one condition of that lease with St Modwen.
The presence of the fence did not prevent my family and I enjoying the adjacent land as part of our domestic garden.
6. I can categorically confirm that the land edged red has been used as an extended domestic garden area, ancillary to the use of the dwellinghouse at 6 Prettyman Drive, Llandarcy over a period in excess of 10 years prior to the date of this Statement.

JATW

STATEMENT OF TRUTH

I believe that the facts stated in this Statement are true. I also understand that proceedings may be brought against anyone who makes, or causes to be made, a false statement in such a document verified by a statement of truth without an honest belief in its truth.

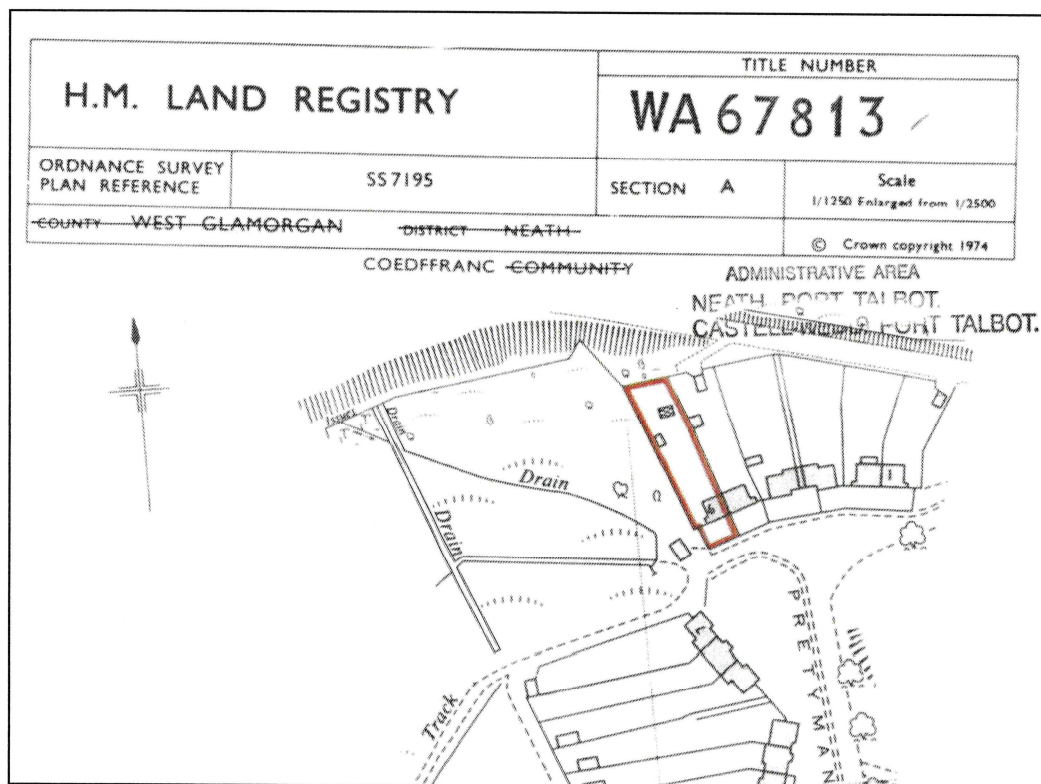
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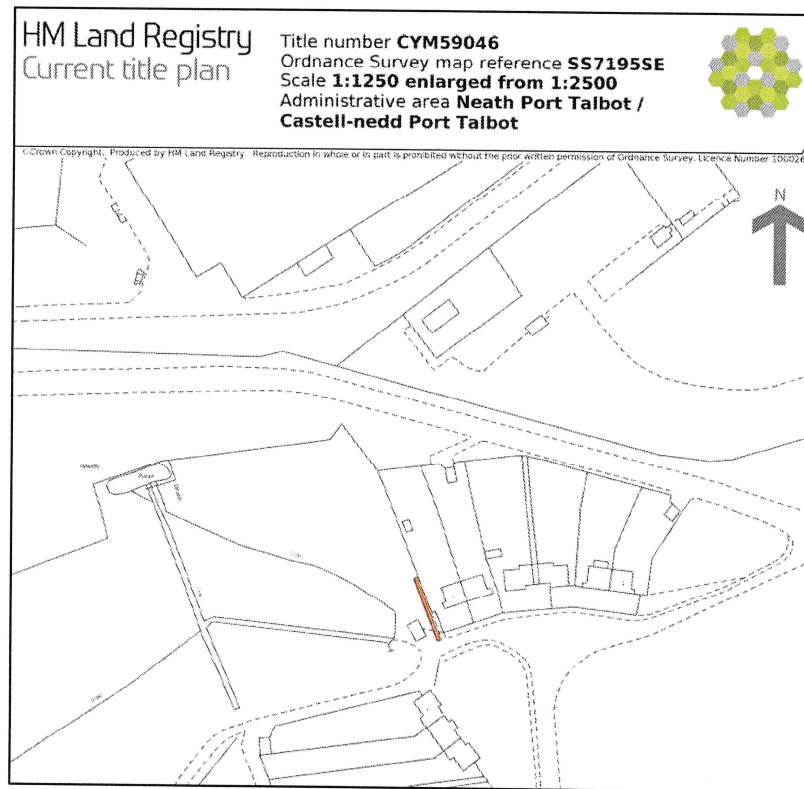
Julie Anna Tranter

Date: 24/2/24

DOCUMENT A – Land Registry Title Plan WA67813



DOCUMENT B – Land Registry Title Plan CYM59046



DOCUMENT D – Google Earth Image 12th July 2013



DOCUMENT E – Google Earth Streetview Image – May 2012

