

Certificate of Lawfulness for use of part of property as a separate residential dwelling

At

**The Cottage, Fields Farm, Common Lane, Boundary,
Cheadle, Staffordshire, ST10 2NZ**

Supporting Statement

October 2025

1.0 Introduction

1.1 This document comprises information to support a Certificate of Lawfulness application, for use of part of existing property Fields Farm as a separate dwelling known as 'The Cottage' at Fields Farm off The Common near Cheadle.

1.2 The site is located off The Common highway, in between the settlements of Cheadle and Stoke-on-Trent.

2.0 Drawings and Plans Submitted

2.1 The following plans and information is submitted as part of this application

- 23-691-101 Location Plan
- 23-691-100 Floor Plan
- Supporting Statement with Appendices

3.0 Overview of Site and Background to the Application

3.1 This Certificate application seeks to demonstrate that the existing use of the part of the property known as 'The Cottage, Fields Farm' that has been occupied as an independent dwelling is lawful for planning purposes under section 191 of the Town and Country Planning Act 1990.

3.2 Fields Farm was first subdivided into 2no. separate residential dwellings in 2014, and has since then been used as 2no. independent residential properties ever since – The Cottage, and Fields Farm.

3.3 As the evidence and discussion below will demonstrate, the part of the property known as 'The Cottage' is an independent residential dwelling, separate in use from Fields Farm.

4.0 Evidence and Discussion

4.1 In Appendix A is a signed statement from the applicant, Mrs M Chatfield. Mrs Chatfield has lived at Fields Farm since 1981, and has since 2014 rented out 'The Cottage' as a separate home to help pay the mortgage. Mrs Chatfield confirms that a Angela and Jim Hesketh and family moved into the section of the property called 'The Cottage' on 10th December 2014, at which point a separate electricity supply was installed.

4.2 Mrs Chatfield confirms that the properties, 'Fields Farm' and 'The Cottage' share a bore hole and septic tank. Mrs Chatfield confirms that she has always been paid the rent and council tax as one payment. The rear garden of the properties are separated by a fence, but the front garden is

open for aesthetic reasons, with the two properties sharing a driveway and parking area as confirmed by Mr Chatfield.

4.3 As confirmed by Mrs Chatfield, the occupation of 'The Cottage' has been as follows:

- Angela, James and Penny Hesketh from 10th December 2014
- Matthew, Jenny and Charlie Cyples from 21st December 2019
- Bill and Dawn Waller (plus family) currently

The above tenants have occupied 'The Cottage' as their sole residence and independent from Fields Farm. 'The Cottage' has been occupied continually for over 10 years.

4.4 In Appendix B is a signed letter from the current occupier of 'The Cottage', Mrs D Waller, who confirms that herself and family have lived at 'The Cottage' for the past 4 years, moving in 2021. Mrs Waller also confirms that rent is paid to Mrs Chatfield each month to include council tax and gas payments.

4.5 In Appendix C is a signed letter from a Sharron Williams who is a long-term friend of the applicant, and who has personally witnessed several sets of tenants living in 'The Cottage'. This letter also confirms the statement of the applicant that the large property was subdivided and the one part rented out as a separate home to tenants, 'The Cottage', who have lived there independently for the last 10 years.

4.6 In Appendix D is a signed letter from a Elizabeth Walker who confirms to have known Fields Farm since 1997, and 'The Cottage' having been rented out on a full-time basis to several tenants from December 2014.

4.7 In Appendix E is a copy of the front page of the tenancy agreement between the applicant and Mr Cyples, dated 21st December 2019.

4.8 In Appendix F is a copy of the front page of the tenancy agreement between the applicant and Angela and James Hesketh, dated 10th December 2014.

4.9 There is no evidence that the applicants are aware of that would suggest the part of the property known as 'The Cottage' has not been used as an independent residential property, that has been occupied continuously as a permanent residence since December 2014.

5.0 Conclusion

5.1 This Certificate of Lawfulness seeks to demonstrate that the property known as 'The Cottage' at Fields Farm has been occupied by as an independent dwelling.

5.2 On the balance of probability, based on the evidence provided, 'The Cottage' has been utilised as an independent dwelling consecutively for over 10 years.

Appendices

A – Statement of Mrs M Chatfield

B – Statement of Mrs D Waller

C – Statement of S Williams

D – Statement of E Walker Statement

E – Tenancy Agreement December 2019

F – Tenancy Agreement December 2014