

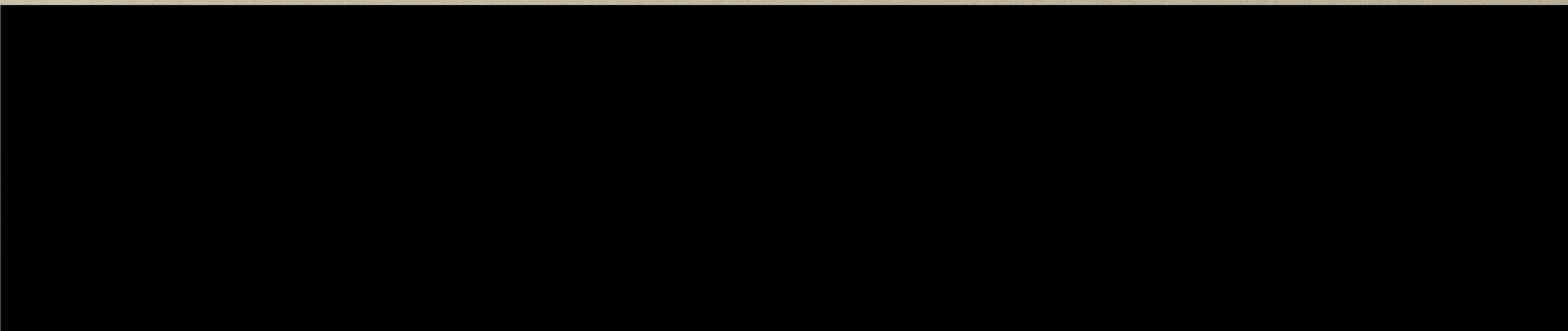
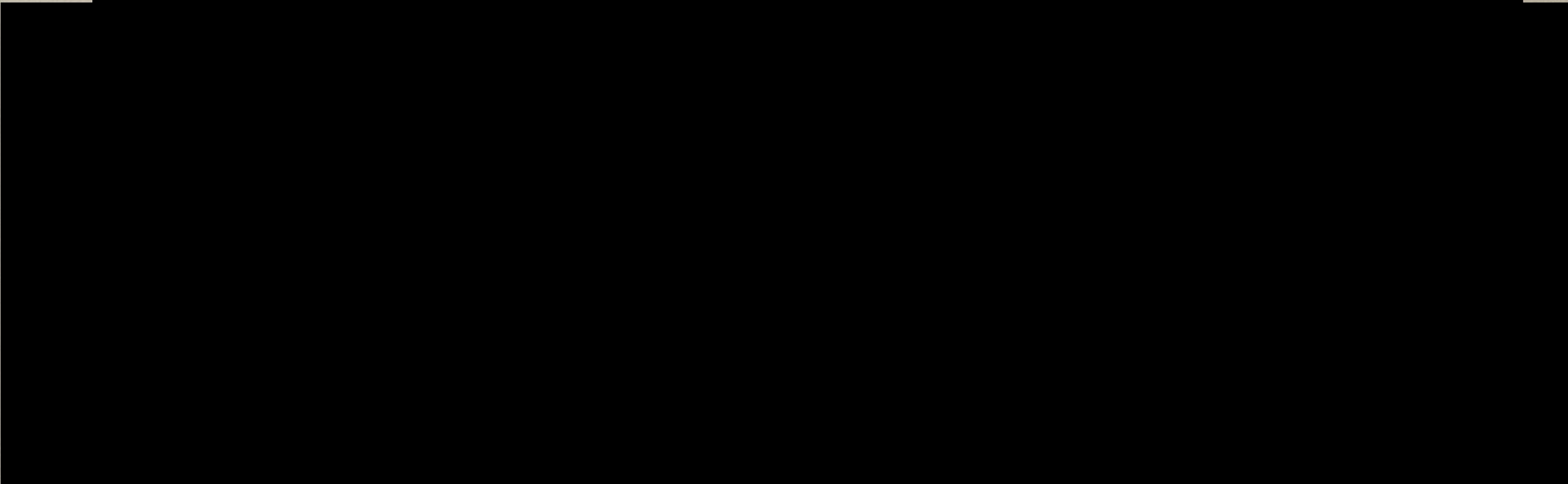
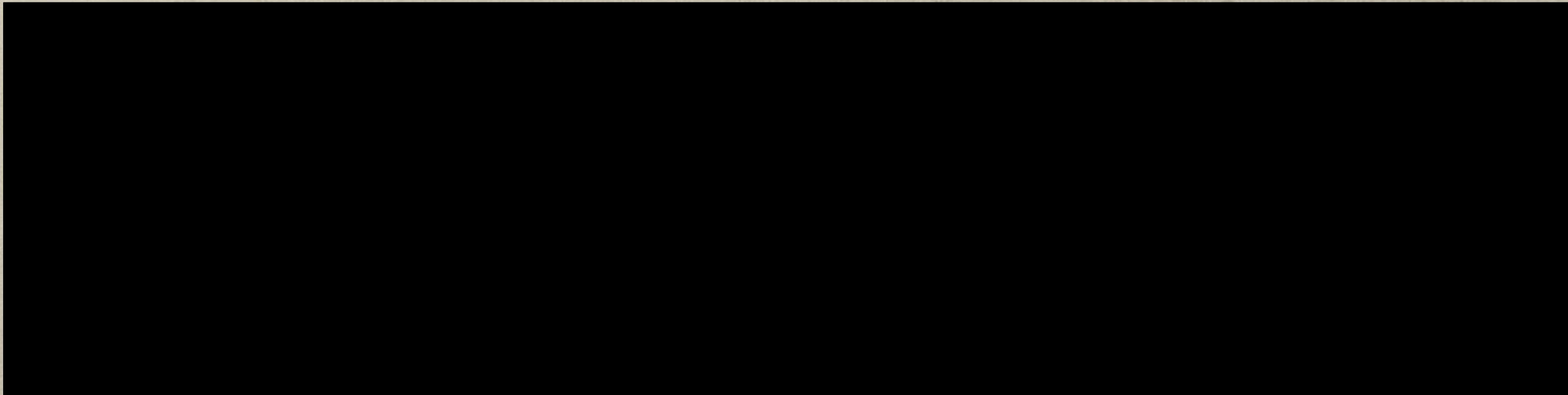
Statutory Declaration by

Mr Stuart James Coles

**In support of the Existing Lawful Use of The Treehouse at
Anchor Paddock, Holt Wood, Wimborne, BH21 7DS as a self-
contained dwelling unit**



March 2024



I, Mr Stuart James Coles, of [REDACTED]

[REDACTED] do solemnly and sincerely declare that:-

1. I can confirm that I previously lived in the property known as The Treehouse, Anchor Paddock, Holt Wood, Wimborne BH21 7DS since February 2013. During my time living at the property it was known as The Cabin.
2. The building of The Treehouse commenced in autumn 2012 and was completed just as I moved in. I was [REDACTED] at the time and it was built to accommodate myself and enable me to live independently.
3. The property was accessed via a gate which was beyond the electronic gates that served as a joint access to the property at Anchor Paddock. The gate to the Cabin (now Treehouse) was always along the north-western side of the driveway.
4. The Cabin is accessed via a gate which is beyond the electronic gates that serves as a joint access to Anchor Paddock. Once through the gate, it was clear that the Cabin had its own curtilage and this is depicted on the plans which I have seen. There was a footpath consisting of stepping stones which lead from the gate to the path and there are a line of stones visible on historic aerial photographs which shows the separation of the Cabin's curtilage to that of Anchor Paddock.
5. In May 2014, my wife [REDACTED] moved into the Cabin with me and we raised our [REDACTED] in that property. [REDACTED] was born on [REDACTED] and [REDACTED] was born on [REDACTED]. Both children lived in the Cabin from birth until we moved out later in 2019. I have provided Planning Base Ltd with a number of photographs showing the internals of the Cabin from that time with my wife and child enjoying birthdays and Christmas.
6. The Cabin had all of the fixtures and fittings that you would associate with a self-contained dwelling. The main entrance to the property opened up into the living room which also contains a kitchen/diner. Beyond the door to the left was a bedroom which had an en suite shower room. There was a

further door beyond which accommodated another bedroom and which acted as a nursery to my children.

7. We had facilities to eat, wash ourselves and our clothes, watch TV and sleep in the Cabin. We have lots of hobbies and interests such as reading and listening to music that we also indulged in the Cabin.
8. The photographs that I have provided to Planning Base Limited are listed in date order as follows:

July 2013 – Me in the kitchen with a frying pan. You can see in the background a working hob, kettle, a sink, plates, shelves and the boiler.

August 2013 – Two photographs of my wife and I with paint on our faces from when we decorated the Cabin. The kitchen is visible in the rear of the shot together with lighting, cereal boxes and shelving containing cooking equipment.

October 2013 – My wife showing off having made a pie. The fire can be seen with the doors open and the living room is clear to see.

July 2014 – Me cooking/baking in the kitchen. You can see a toaster in the background.

March 2015 – My wife on her wedding day at the entrance to the Cabin. You can see a sign with "Cabin" written on it and as the main entrance door is open, the kitchen is visible in the background. Lights are also on.

August 2016 – My wife in a green dress. You can see part of the lounge with a coffee table, CDs on shelves and the fireplace in the background.

December 2016 – An image of us decorating the nursery ahead of the birth of our first child.

December 2016 – A photograph of my wife clearly pregnant in front of our Christmas tree. You can see books and our seating area in the image.

April 2017 – Me in the kitchen wearing a 'Winter's Coming' T-shirt. You can see the kitchen scales in the background and general baby feeding equipment also in the photograph.

Signed. [REDACTED]

Declared by the above named Mr Stuart James Coles at:

this ^{28th} day of March 2024

Before me:



~~A commissioner for oaths~~/solicitor empowered to administer oaths

Simon Nethercott
Solicitor
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