

Supplemental Statement by Applicant

By way of background, Meadow Heys is a small, red brick bungalow which is situated roughly between the neighbouring properties of Norcot and The Croft at the base of Holcombe Hill. Norcot is a large stone manor house which was built in the early 1700s whereas The Croft appears to have been constructed around the 1970s and has subsequently been extended several times and therefore has a more modern look, being a mix of render and timber cladding.

From ordnance survey maps, we have ascertained that Meadow Heys was built around the turn of the 20th century within the grounds of Norcot. Meadow Heys became a standalone dwelling when it was sold off from Norcot in 1954.

The extent of Meadow Heys from 1954 until 2019, consisted of a long narrow drive from Branch Road, the main dwelling and a narrow, steep strip of garden land not much wider than the house itself which extended from the rear of the house up to Moorbottom Road. In 2019, land was added to the East and the West sides of Meadow Heys so as to give the Property a more generous curtilage in the form of garden space and additional parking/access. The current extent of Meadow Heys is split over three titles – one contains the majority of the garden (including the land upon which it is proposed that the office and gym/media room are to be constructed) (“the Garden Title”), one contains the original extent, being the driveway, the main house and the land between the house and Moorbottom Road (“the House Title”) and a strip of field forming the eastern boundary which has not been included in the planning application as it is not relevant to the current proposals (“the Field Title”).

The previous owner of Meadow Heys purchased it in 2016 whilst living at Norcot. Later, that owner sold Norcot in 2019 but retained the part of its garden and curtilage which bordered Meadow Heys to the west for the purpose and intention of adding it to the curtilage of Meadow Heys. That land, being the Garden Title, has since been used and enjoyed as the garden and curtilage to Meadow Heys as well as providing additional parking for Meadow Heys via the upper access from Moorbottom Road.

Norcot and Meadow Heys are set against the base of Holcombe Hill and therefore the curtilage was landscaped into “tiers” supported by huge gabion retaining walls around 30 to 40 years ago which are connected in part by stone steps and in part by pathways. The “top tier” of the Meadow Heys Garden Title was, until 2019, used by Norcot as a driveway which extended past the dwelling on Norcot to an adjacent open sided steel framed car port. The layout and use of the top tier of this land is apparent from the Google Earth Image below as at April 2018:



Following the sale of Norcot and the retention of the Garden Title for the benefit of Meadow Heys in 2019, it is clear from the May 2019 Google Earth image below that a new boundary was in the process of being erected between Norcot and Meadow Heys so as to add the top tier drive and storage structure etc (as well as the garden land below it) from the curtilage of Norcot to the curtilage of Meadow Heys:



It is apparent from both the history of the Garden Title and Meadow Heys/Norcot generally that the relevant land for the construction of the Gym/Media Room and the Office has for decades formed part of the curtilage of Norcot until 2019 when it was transferred out of

Norcot's title and added to Meadow Heys to serve the same purpose— i.e. garden space and a secondary access / parking area, both within the curtilage of Meadow Heys.