

370 Cronton Road, Knowsley WA8 5QD

Support documents and confirmation statements.
Lawful use of residential garden.



Rev A 18.08.2024

0.0 Content

0.1 Introduction

0.2 Satellite Images.

- Google Earth image December 2005
- Google Earth image December 2009
- Google Earth image April 2015
- Google Earth image April 2021
- Google Earth image June 2024

0.3 Witness Statements

- David Taylor
- Tracy Taylor
- Alexander Taylor
- Amelia Oulton
- Colin Simm
- Siobhan Pritchard
- Eleanor Taylor
- Mike Devers
- Graham Powell

0.4 Family Photographs.

- 2006
- 2007
- 2008
- 2012
- 2015
- 2020

1.0 Introduction

Mr & Mrs David Taylor are the owner / occupiers to 370 Cronton Road, Knowsley WA8 5QD which has been their family home for the past 18 years and it is where they raised both their children.

During 2007 Dave and wife Tracy appointed a groundwork contractor Colin Simm and gardener David J Platt Landscapes Ltd to undertake work to convert the abandoned easterly scrub land and form a large English Garden commensurate to the property size they had purchased.

The family installed 2m high boundary fences to create a private south and easterly garden which included extensive planting of native hedgerows to protect and soften the new boundary lines. The existing pond was restructured and shaped with low grassed embankments, reeding and lilies were introduced including – A seated area under the nearby willow tree was formed for enjoyment of the water feature and summertime gatherings.

The gardens have been enjoyed by family, their relatives and friends over the past 18 years for garden parties, birthdays, sports, games including walks and picnics. The family wish to regularize the full extent of their house and garden as a domestic residential use and ask Knowsley Borough Council to support their application.



2.0 Satellite Images



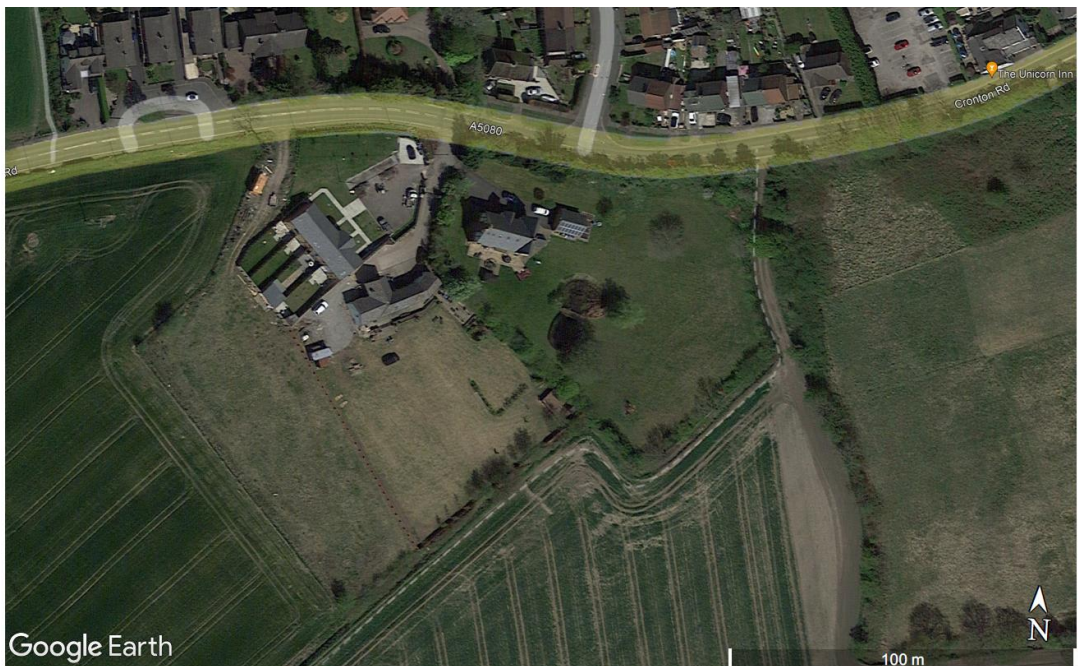
December 2005



December 2009



April 2015



April 2021



June 2024

3.0 Witness Statements

To Whom it May Concern :

24/07/2024

My name is David Taylor I am the owner / occupier of 370 Cronton Road, Knowsley WA8 5QD which has been our family home unabridged for the past 18 years.

Along with my wife Tracy, we purchased Dragon House (370 Cronton Road) in February 2006 as a partially constructed home requiring renovation / internal fit out, exterior work, new garage and extensive work to the derelict grounds that surrounded the home, including work to secure the exposed perimeter boundaries. The house was quite dilapidated, in particular the easterly portion of the land had suffered abandonment with regular fly tipping, unauthorised access with local anti-social behaviour.

Restoring the property and creating its manicured gardens would require hard work and much commitment from Tracy and myself, notwithstanding the large financial burden it would place upon us.

In 2007 we employed groundworkers Jefferson Civil Engineering Ltd, 17 Victoria House, Cross Street, Widnes, WA8 0MQ and a landscape gardener David J Platt Landscapes Ltd Bank House, Bold Lane, Burtonwood, Warrington WA5 4PL to assist with the scraping back, soil cleansing and carting away of abandoned detritus. The earth works required ground levelling using heavy machinery to include re-grading, earth movement and spreading of existing topsoil, grass seeding and fertiliser to procure the garden now situated east of our family home.

The work included soft landscaping, planting of fruit trees including native species hedgerows to form a protected residential perimeter around the property to 'frame the garden' including construction of new entrance drive and rear paved entertainment terrace situated along the southern property face.

Over the coming years David J Platt Landscapes Ltd have regularly attended the garden and maintained it in its pristine condition. His work has extended to general landscape and jointly we share grass mowing, pruning, hedge trimming and leaf sweeping during Autumn.

In 2009 we appointed Fencewright Limited, 1 Town End Cottage, Hall Lane, Cronton, WA8 5DH to add extra security to the garden perimeter and erect a new 2m high timber boundary fence to ensure our family could enjoy a private, safe and secure garden particularly for our children to grow and play. The garden contains a natural water feature which became a focal point for friends and visitors when the garden was in use, this feature we have enhanced over the years and has been used regularly by our children for fishing and wading.

There are no dividing lines or fences that sub divide our property the extent of the grounds are fully open and accessible as one large garden – that has always been the case.

To reduce maintenance cost and share the work with David J Platt Landscapes Ltd, we purchased a sit-on tractor mower in March 2008 being a Westwood S1300M which I use to this present day to regularly cut and mow the lawns and maintain the garden to its current standard.

Our family have taken great pleasure / enjoyment watching the garden's growth and maturity as the years pass by, the garden setting has certainly enhanced family parties / summer gatherings and has been a playground for our children and their friends growing up with endless fun of games, football, cricket, fishing and camping

This statement is an accurate and true confirmation regarding the formation of our garden in 2007 including its continued residential use unabridged to the present day.

A handwritten signature in black ink, appearing to read 'David Taylor', with a stylized, cursive script.

David Taylor

M: 07970 460312

370 Cronton Road, Knowsley WA8 5QD

To Whom it May Concern :

25/07/2024

My name is Tracy Taylor I am the owner / occupier of 370 Cronton Road, Knowsley WA8 5QD which has been our family home for the past 18 years.

Our property known locally as Dragon House was a rebuild of the original homestead to Dragon Farm an agricultural holding historic to the district of Cronton - the farm was subsequently broken up and sold during 2001. The former barn adjacent to our property was converted into a large residence with substantial grounds whilst the tractor store and grain silos were later replaced with 4 no terraced houses with gardens and communal parking. All properties are gated with secure boundary fencing.

For the avoidance of doubt, I confirm that our family moved to the house shortly after renovations were carried out by my husband in late 2006 – following this we jointly carried out the necessary work to reinstate the eastern garden, hedgerows and landscape and completed the task by late 2007. The ground had been badly neglected as the farm had fallen into disrepair and become redundant.

The property size including its extensive grounds suited our family needs and was the primary reason we originally purchased the house - our intent was to create a large family home with a commensurate garden that we and our children could enjoy. The grounds were shaped and cultivated during 2007 using local landscape contractors (David J Platt). Along with my husband I spent 2 years cultivating the garden design, planting hedgerows, fruit trees and other plants. As with most large gardens the grass cutting, hedging and landscape is a continual upkeep, the work can be hard yet enjoyable and the result impressive.

Our children Alexander and Eleanor have growing up thoroughly enjoyed the garden for play and adventure with great memories. Our son plays football and cricket, this has allowed him to erect goalposts / wickets to enjoy with friends. In 2008 we purposely planted fruit trees around the garden for cooking and eating – this includes Apples, Pear, Damson, Plum and Cherry and the trees exist today.

The house and garden are protected by hedgerows with a 2m high timber fence erected in 2009 by Fencewright Ltd to ensure the garden was private and more importantly safe – alongside and to the rear of our property is a public right of way that allows unobserved activity particularly during evenings.

We ask the council to support our application of lawful use and recognise the garden as part of our family home and deed title, the land has been in domestic use since 2007 and has never been sub divided or separated from the house throughout the entire period we have lived here. The house and gardens are an important aspect of the home we chose to build, we believe it has enhanced this portion of Cronton that until our arrival had become abandoned with extensive fly tipping.

This statement is an accurate and true confirmation regarding the formation of our garden in 2007 including its continued residential use unabridged to the present day.

A handwritten signature in dark ink, appearing to read 'T. Taylor - Rev.', with a stylized flourish at the end.

Tracy Taylor

M: 07977 913458

370 Cronton Road, Knowsley WA8 5QD

To Whom it May Concern :

24/07/2024

My name is Alexander Taylor I am the son of David Taylor and Tracey McDonald-Taylor the owner/occupiers of 370 Cronton Road, Knowsley WA8 5QD and lived in our family home until I moved out in June 2022.

Our family moved into the property in August 2006. During those early years I watched as the derelict land was transformed from a local fly tip into a fabulous family garden.

I spent many happy hours enjoying playing 5-a-side football, cricket and golf in the garden, with my friends and family. My friends and I also picked apples, pears and fruit from the orchard area.

Over the years I helped out with maintenance of the garden cutting grass with the sit on mower and even preparing a cricket wicket. I enjoyed family parties, barbecues and camping with friends. My 21st birthday was hosted in a marquee in the garden for all of my friends and family.

Alexander Taylor
33 Hillside Road
Mossley Hill
Liverpool
L18 2ED

A handwritten signature in black ink, appearing to read 'Alex Taylor', with a long, sweeping diagonal stroke extending from the bottom left towards the middle right.

1st August 2024

To Whom It May Concern

I, Amelia Oulton, am the partner of Alexander Taylor, son of David Taylor and Tracey McDonald-Taylor who are the owners and occupiers of 370 Cronton Road, Knowsley WA8 5QD.

Over the last 13 years, I have attended many parties, barbecues and dinners in the beautiful garden of the Taylors' house both on my own and with friends and family. I have witnessed marquees, gazebos and even tents erected on the land to facilitate social gatherings.

I lived at the property during the Covid-19 lockdown in 2020. During that time, we spent many days and evenings in the garden enjoying the warm weather and using the garden as extension of the family home. We utilised the vast size of the garden to play sports and exercise, grow our own vegetables and meet friends outside when the social distancing measures were in place.

As a real estate solicitor, I am familiar with the English planning regime and appreciate the importance of supporting planning and change of use applications with accurate and reliable evidence. For as long as I have known the Taylor family and the property, the entirety of the land surrounding the house and garage (other than the driveway) has been used and enjoyed as a family garden.



Amelia Oulton

Associate Solicitor at CMS Cameron McKenna Nabarro Olswang LLP, The Plaza, 8A1, 8th floor, 100 Old Hall Street, Liverpool L3 9QJ

To whomever it may concern.

I can confirm that I have known David Taylor and Tracey McDonald-Taylor as friends for approximately 30 years.

I can also confirm that I helped clear the unkempt land around Dragon House (370 Cronton Road, WA8 5QD) when they moved into the property approximately 18 years ago. This was to establish the area as a residential family garden.

Since that time, my family has had the pleasure of using the garden for such activities as my son playing football, my daughter rafting on the pond and for friends and family barbeques.

I, the undersigned.

CR Simm

Colin Simm
10 Clanfield Avenue
Widnes
Cheshire
WA8 4LY
07711 025848



David J Platt Landscapes Limited

Bank House, Bold Lane, Burtonwood, Cheshire WA5 4PL
Tel/Fax: 01925 292054

To Whom it may concern:

In late 2006 we were engaged by Mr & Mrs Taylor to carry out landscaping works to a large garden area at their property 370 Cronton Road, Widnes WA8 5QD. Before we could start the works the ground was cleared and levelled off by a local ground work company.

In early 2007 we commenced work to form the garden. The work entailed levelling off topsoil to drain towards garden pond and grass seeding the entire area to form garden meadow.

After consultation with the local authority arboriculturist, we planted a hedge of native species trees and bushes around the complete perimeter of the garden, including Hawthorn, Guelder Rose, Blackthorne, Blackberry, Alder, Bird Cherry, Hazel and English Oak

We also planted an orchard area of Pear, Apple, Cherry, Plum and Damson fruit trees.

We also formed raised bed planters for growing vegetables during the summer months.

We have continued to the present day to provide garden maintenance and tree services for the family and the area now is a beautiful, well maintained English family garden.

Should you require any further information, please do not hesitate to contact us.

Kind regards

S Pritchard

Siobhan Pritchard
Accounts & Administration Co-ordinator
David J Platt Landscapes Ltd



To whom it may concern:

31/07/2024

My name is Eleanor Taylor, I am the daughter of the owners of 370 Cronton Road, Knowsley, WA8 5QD which has been my family home since I was 8 years old: around 18 years. We moved into the house in August of 2006.

When we moved in in 2006, the land around the house didn't really resemble a garden, but more of a local fly tipping space. Over the next couple of years, my parents worked hard to make the garden the beautiful space it became.

My brother Alexander and I spent many hours enjoying our extensive garden over the years. We both enjoyed, and still sometimes enjoy, playing football, cricket, tennis and even, on occasion, badminton. The garden and the pond always provided us with plenty to do during school holidays and we both feel lucky to have had a lovely space to grow up in.

Our garden was always a magnet for all of our friends who also enjoyed playing and having adventures.

As we got older, I held numerous gatherings in the garden, on one occasion camping out with some school friends for a birthday treat.

Myself and my brother were also lucky enough to have birthday marquees erected for parties which both friends and family attended. I particularly remember my 12th birthday party with lots of school friends held in the garden.

Needless to say we still enjoy our garden and hope to for many years.

Eleanor Taylor



To Whom It May Concern,

I have had the pleasure of knowing David Taylor and Tracey McDonald-Taylor as friends since they moved into their current residence, Dragon House, located at 370 Cronton Road, WA8 5QD, approximately 20 years ago.

During this period, my family and I saw the transformation of the waste land into a family garden and have regularly utilised the entire garden at their property. The garden was complete in 2008 and over the years we have engaged in various activities, including playing football, attending barbecues and accessing the pond.

I, the undersigned,

Mike Devers
Apt 802, 15 Mann Island,
Liverpool
L3 1ER
+44 7398 740435

FOA Knowsley Planning Department : Confirmation Statement

Regularization / Lawful Use of Private Garden to 370 Cronton Road, Knowsley WA8 5QD

Dear Sir/Madam,

I am a retired chartered architect, who was responsible in 2005/06 along with colleagues for the design and construction of the above private residence known as Dragon House.

The property had been commenced by a separate developer, who part way through construction sold to Dave Taylor in 2006 – Our practice novated as consultants to assist Dave & Tracy complete their family home, work included the landscape and ground levelling of the easterly section of land to form a large private garden.

Over the coming years between 2009 to 2021 our office was commissioned on many projects within Cronton, mainly private homes including the demolition and conversion of the grain silos/hay barn situated adjacent to 370 Cronton Road which included the design & construction of 4no terrace houses – recently converted into two semi-detached.

Notwithstanding I live local to Cronton, I have for business travelled past the house & garden many times over the past 18 years including visits to Dragon House to meet Dave and Tracy.

As a statement of fact, I can confirm that the easterly garden & pond have been in regular domestic use and remained the dominant amenity space for the family and children's enjoyment – The garden has been maintained to an immaculate condition and has been used a private garden for the purpose in which it was formed throughout the period 2007 to 2024.

We trust the council will support the family in approving its application to regularise the lawful residential use.

Yours Faithfully,

Graham Powell BA(Hons) Dip. Arch
07764906001

2 Sandy Meadow, Wheathill Road, Huyton, L36 5UT

4.0 Family Photographs



29/04/2006



29/04/2006



29/04/2006



29/04/2006



29/04/2006



29/04/2006



17/02/2007



31/03/2007



06/04/2007



06/04/2007



06/04/2007



06/04/2007



06/04/2007



06/04/2007



11/06/2008



07/012/2008



13/07/2008



13/07/2008



13/07/2008



13/07/2008



11/06/2008



20/08/2012



23/06/2015



23/04/2020



19/09/2017



19/07/2024



Aerial drone shot 2024