

WITNESS STATEMENT

In support of an Application for a Certificate of Lawful Use

Property: Long Valley, Dark Lane, Codicote, Hitchin, Hertfordshire, SG4 8UZ

I, Deborah McDonald (nee Griffiths) of Highfields, Limbersey Lane, Haynes West End, Bedfordshire make the following statement in support of the application for a Certificate of Lawful Use of the room above the garage at Long Valley, Dark Lane, Codicote, Hitchin, Hertfordshire, SG4 8UZ, as a bedroom/living space.

I have personal knowledge of the property and its use, having been born in the house in 1970, and then resided at the property with my parents.

The room above the garage was constructed in 1992 as part of the garage remodelling, ref 91/01009/1.

To the best of my knowledge and belief, the room has been used as a bedroom/living space since 1994, with no other use.

Following my graduation from university, I used the room above the garage as my primary bedroom from 1994 until approximately October 2000.

My husband and I then used the room above the garage as our primary bedroom during extended periods of extensive renovation work to our own main residences, including from August 2001 for a number of months; from September 2004 for a number of months; and from March 2011 into 2012.

My nephew also used the room as his bedroom for at least 6 months.

The room has also been used as accommodation for extended family visits to support my parents by my sister, and also by family friends on occasions.

I confirm that the facts stated in this witness statement are true to the best of my knowledge and belief.

Signed:

A black rectangular box redacting the signature of Deborah McDonald.

Name: Deborah McDonald

Date: 12 August 2026