

Proposal and Evidence

The application for a Lawful Development Certificate for a proposed use is applied for on the basis that the proposal satisfies the following criteria:

- **LOCATION:** The intended location lies within the residential garden of the house. Evidence of this is supported by the attached site location map.
- **DEFINITION OF A CARAVAN:** The mobile home conforms to the definition of the caravan. Evidence of this is supplied in the planning statement confirming the structure conforms to the size, mobility and construction tests.
- **USE:** The use is incidental to the main dwelling with shared facilities by family members.

Location - The Site

21 Eastoke Avenue is a detached house with a front and rear garden. We consider that the location is within the curtilage of the house thus:

- **Physical layout.** The caravan will be sited in the rear garden within the fenced boundary. The garden was fenced and separated from surrounding land.
- **Ownership, past and present.** The garden area was purchased with the house part-and-parcel. The ownership of the garden has and will remain in the ownership of the household. It was not purchased as a separate plot.

Structural Conformity - The Caravan

Additional documents show a plan drawing of the caravan we are intending confirming the structure conforms to size, mobility and construction tests.

Use

The use of the mobile home is lawful because it satisfies the following criteria:

- 1- The relationship between the respective occupants. The existing dwelling is occupied by Mrs Claire Lander, Mr Matthew Lander & Mrs Holly Lander will occupy the caravan. The relationship between these people, Mrs Claire Lander is the mother of Mr Matthew Lander, they are direct family.
- 2- The relative size of the accommodation within the existing dwelling is 240m² and that of the proposed caravan is 26m². The entire plot is 1650m².
- 3- The existing house has two bedrooms, one bathrooms, one kitchen, and one living room. The caravan has one bedroom, one bathroom and one living area.
- 4- The degree to which the caravan is functionally connected to and subordinate to the use of the dwelling house. The caravan will entirely depend on the use of the utilities of the house, electricity, gas and water. It will share all bills, no new entrance will be created, address or postbox. The proposed caravan possesses no laundry facilities, so will be will entirely rely and be ancillary to the main dwelling. Family using the mobile home share access to the site.

Mr Matthew Lander and Mrs Holly Lander will sleep and wash in the caravan but all main meals will be prepared and taken in the main house as a family. Occupants will use the living spaces of both the house and the caravan. The caravan's occupants will vitally depend on all cooking, laundry and storage facilities in the main dwelling, main meals will also be taken in the main house.

Without the main dwelling, the mobile home would not be able to function or operate, so it is therefore subordinate or ancillary to the main dwelling.

No rent is paid for the use of the caravan.

Conclusions and recommendations

The caravan will be stationed within what is clearly the curtilage of the house. The use is for family members as an integral part of the overall use of the property and will not be used independently. The caravan conforms to the legal definition within the relevant legislation.

I would also like to bring to your attention that we have demonstrated that in the proposed application, the caravan will be used to provide accommodation for family members ancillary to and as an integral part of the overall use of the house. It would share services, facilities and access with the house and will wholly be dependant on the main dwelling for those services.

I refer you to an approved application by Welwyn Hatfield Council namely, 6/2022/2611/LAWP 43 London Road Woolmer Green SG3 6JE

The officers report stated as follows

The proposed use would not involve a material change of use of the land and the mobile home would not constitute operational development for which a grant of planning permission would be required.

As the proposed caravan adheres to the same criteria as outlined in the points raised in the officer report above, as approved by Havant Council, therefore the Council should issue a Lawful Development Certificate.