



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mrs Lord
Rebecca Lord Planning
Delfryn
Portesbery Road
Camberley
GU15 3TD

For: Mrs Gerrey

Ref No.: APP/17/01350

**Town and Country Planning Act 1990: Section 191 and 192 (as amended by
Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995
Article 24
REFUSAL TO GRANT CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, **REFUSES** to certify that on 22nd December 2017 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on the submitted Location Plan is lawful within the meaning of section 192 of the of the Town and Country Planning Act 1990 (as amended) for the following reasons:

- 1 It is considered that the siting of a twin unit mobile home in the rear garden of the site for use as additional living accommodation would result in a material change of use by reason of intensification. This conclusion has been reached, having regard to the size and facilities contained within the proposed mobile home allowing sufficiently independent occupation and the introduction of a second household to the planning unit. Further to this, there would be a lack of a clear and integral link between the use of the occupants of the mobile home with the main dwelling. Accordingly, it is considered that this proposal would result in a material change of use from a single C3 dwelling to a single C3 dwelling with the addition of land used for the siting of a mobile home for occupation for a separate household. As such the proposal is not considered lawful in accordance with section 192 of the Town and Country Planning Act 1990.

FIRST SCHEDULE:

This Decision relates to the following development:

The siting of a twin unit mobile home in the rear garden for use as additional living accommodation as part and parcel of the existing use of the land as a single dwellinghouse, as shown on submitted drawing numbers:

RL/157/1 Location Plan scale 1:1250 dated 15/12/2017

RL/157/2 Block Plan scale 1:500 dated 15/12/2017

Floor Plan & Elevations Drg No. 217102/02 dated Dec. 2017

Certification of Compliance with the Legal Definition of a Caravan by NorwegianLog dated 14 Dec

Our Ref: APP/17/01350

SECOND SCHEDULE:

This Decision relates to land at 47 Hazleton Way, Waterloooville, PO8 9BP, as shown edged red on the submitted Location Plan (scale 1:1250) received 19th December 2017.

OTHER IMPORTANT INFORMATION:

- (1) Your attention is drawn to the attached information regarding your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision. See www.planningportal.gov.uk/pcs

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

23 February 2018