



Mobile home at 27 Lodge Road, Havant, Hampshire, PO9 3LL

SUPPORTING DOCUMENT

Application for a lawful development certificate for
proposed siting of a mobile home with decking

17/03/2015

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Appendices

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Cover Letter

17/03/2015
Havant Borough Council
Civic Centre Road
Public Service Plaza
Havant
Hampshire
PO9 2AX



27 Lodge Road
Havant
Hampshire
PO9 3LL

Dear Sirs,

Please find attached an application for a certificate of lawfulness of proposed use in respect of stationing a mobile home at this property.

Enclosed are:

- Application form
- Supporting Document
- Location plan
- Cheque payable to the council in respect of application fee
- Floor plan of the type of mobile home we are considering

The following constitute the grounds of making the application.

1. The mobile home would be stationed within the curtilage of the house
2. The mobile home would be a twin unit caravan- named Buckland 36" x 20" from Prestige Park and Leisure Homes Ltd, which is included within the definition of a caravan in terms of its design, mobility, size, construction and built to BS3632.
3. The mobile home would be placed on the land and would not be fixed to the ground.
4. The mobile home would be used as an annex by a family member and also used as a study space as an integral part of the overall use of the property as a single dwelling. It would share services, facilities and access with the house.
5. The mobile home would not be used as a separate dwelling.
6. The proposed use would not constitute development because the property would remain a single planning unit and either the use would be an integral part of the main use of the planning unit as a single dwelling house in single family occupation and, therefore, would not involve a material change of use of land.

If you have any questions, please contact me.

Yours faithfully,

Jonathan Dunn

A handwritten signature in blue ink, appearing to read 'Jonathan Dunn', is written over the printed name.

Own Land Homes Ltd

Tel: 08455480455

Mob: 07805306956

Web: www.ownlandhomes.com

Email: Jonathan@ownlandhomes.com

2- Proposal and Evidence

This 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 by the manufacturers (Prestige Park and Leisure Homes Ltd) who provide a comprehensive engineering report and methodology confirming the structure conforms to the size, mobility and construction tests.
- **USE:** The use is incidental to the main dwelling with shared use of facilities by family members. Evidence of this can be supported by a sworn Affidavit.

3- Location- The Site

27 Lodge Road is a 3 bedroom detached house with a front and rear garden and driveway. 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 boundary. The garden is outlined with trees and fencing and is separated from surrounding land at the time of construction.
- **Ownership, past and present.** The garden was purchased with the house part- and- parcel. The ownership of the garden area has and will remain ownership of the household. It was not purchased as a separate plot

4- Structural Conformity- The Caravan

Attached is a plan drawing and image of the mobile home we are intending to put in the stated area. This is a twin unit mobile home with a Cedar wood cladding finish named the "Buckland" style, from the manufacturers "Prestige Park and Leisure Homes Ltd" who will provide a comprehensive engineering report and methodology confirming the structure conforms to the size, mobility and construction tests. Please note this may not be the exact layout or style of caravan but an indication of our intention.



5- Use

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

- 1- The relationship between the respective occupants. The house is occupied by Mrs Deborah Banting and Mr Trevor Banting. The mobile home will occupy Mr Malcolm Brian Wrath and Mrs Pamala Wrath. The relationship between these people, as parents and children, is direct family. The family want to bring their parents closer to their home to enable the parents to be looked after whilst allowing them to keep their own independence.
- 2- The relative size of the house its garden: the entire plot is approximately 5921 ft². The house is approximately 714ft².
- 3- The relative scale of accommodation in the caravan and the house. The house has 3 Double bedrooms, 2 bathrooms, 1 kitchen/ dining room and 1 living area. The mobile home has 2 bedrooms, 1 bathroom and 1 en suite and a living area.
- 4- The degree to which the caravan is functionally connected to and subordinate to the use of the dwelling house. The mobile home will 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. People using the mobile home share access to the site.

Mr Malcolm Brian Wrath and Mrs Pamala Wrath will sleep and wash in the mobile home but all major meals will be made in the main house as a family. Occupants will use the living spaces of both the house and the mobile home. The caravan's occupants will vitally depend on the cooking and food storage facilities of the main dwelling. They will also vitally depend on the storage area of the main house for the majority of their belongings.

No rent is paid for the use of the caravan. At a future date the mobile home will solely be used as additional recreational space for Mrs Deborah Banting and Mr Trevor Banting and sleeping quarters for visiting guests.

6- Conclusions and Recommendations

The mobile home 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. Therefore the council should issue a lawful development certificate.



Photo 1: The Rear Garden where the proposed mobile home will be sited

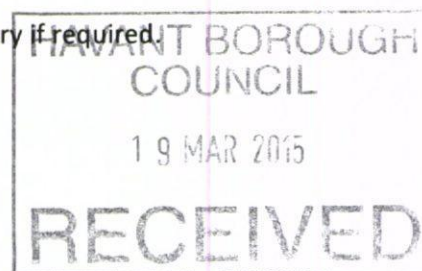


As shown, the garden is very well screened and the removable garage will be dismantled and will be replaced with the mobile home. No trees will need to be removed in the siting of the home and very private garden. A small walkway is to the side of the garden which part of the roof may be able to be seen from the walkway, if required we can plant a number of trees to provide screening.

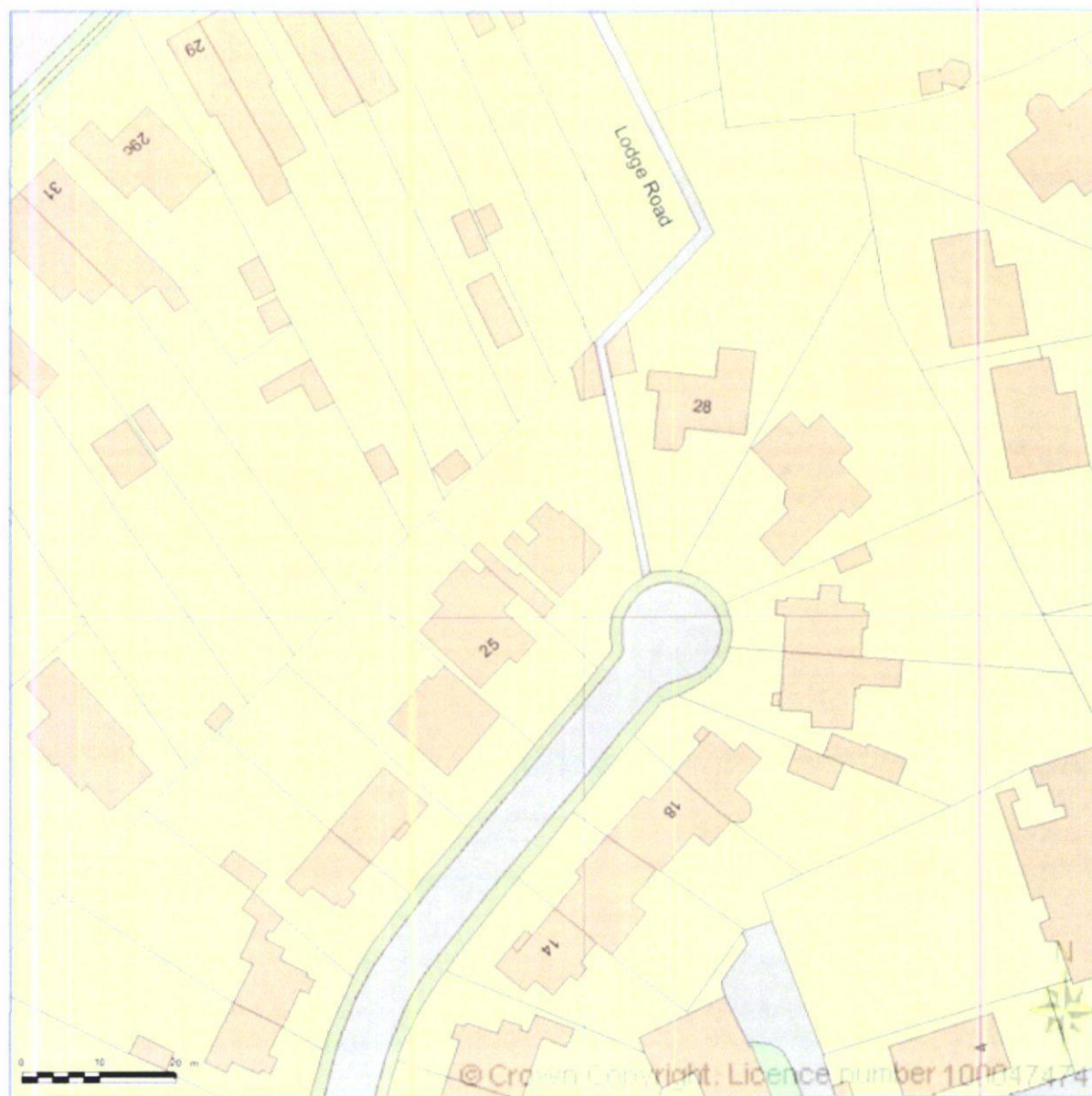
Photo 2: View of the property from the road.



Very private area and additional screening can be placed where necessary if required.



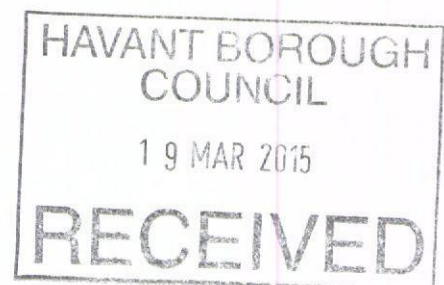
Block plan for house plot, number 27 is between number 25 and 28. Removal of the garage at the rear garden will be dismantled and mobile home will take up part of this area.



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Exterior mobile home view

Please note that this is the model and exterior colours may be slightly different as looking to have cedar on the exterior to fit in with the natural beauty of the area. We are happy to work with the council's recommendations for external colour and adjustments to the home.



Planning Practice Notes: Caravans in Gardens

Whether the caravan includes Kitchenette, bathrooms, as well as primary living accommodation, such as bedrooms and living rooms, should not, in itself, create a development control issue.

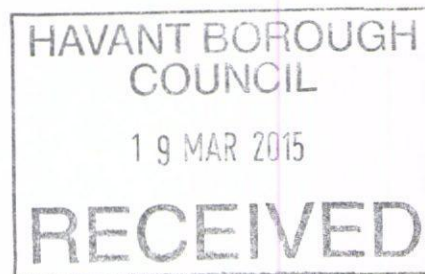
The courts have held that:

- 1) In order to assess whether a change of use has occurred, it is necessary to consider the planning unit and the primary use of the unit;
- 2) The stationing of a "typical residential caravan", used in connection with the use of the land on which it is placed, does not involve a material change of use.
- 3) In order to decide whether a material change of use would be made, the purpose for which a caravan is to be used must be known.

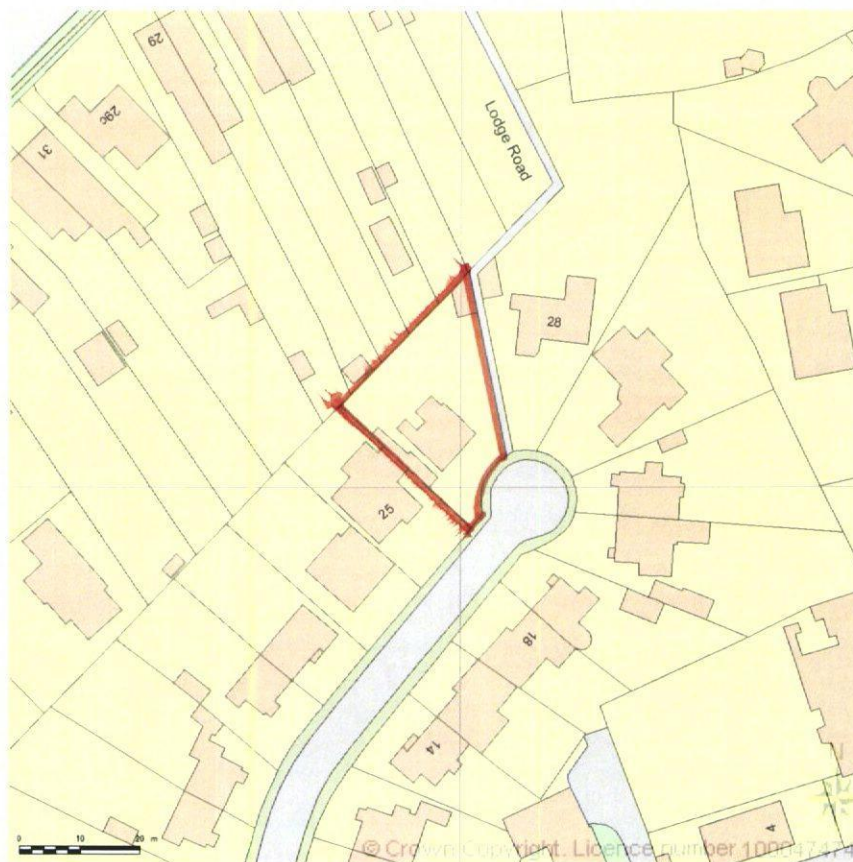
Where the facilities of a self-contained unit are present, there is no reason in law why such accommodation should consequently become a separate planning unit from the main dwelling.

A case decided in 1988 established that there is nothing in the nature of the typical residential caravan which makes its use incapable of being properly regarded as part of the use of land on which it stood.

In a 1991 legal decision the court supported a planning inspector's decision that, where the facilities of a self-contained unit were present; "He found no reason in law why such accommodation should consequently become a separate planning unit from the main dwelling".



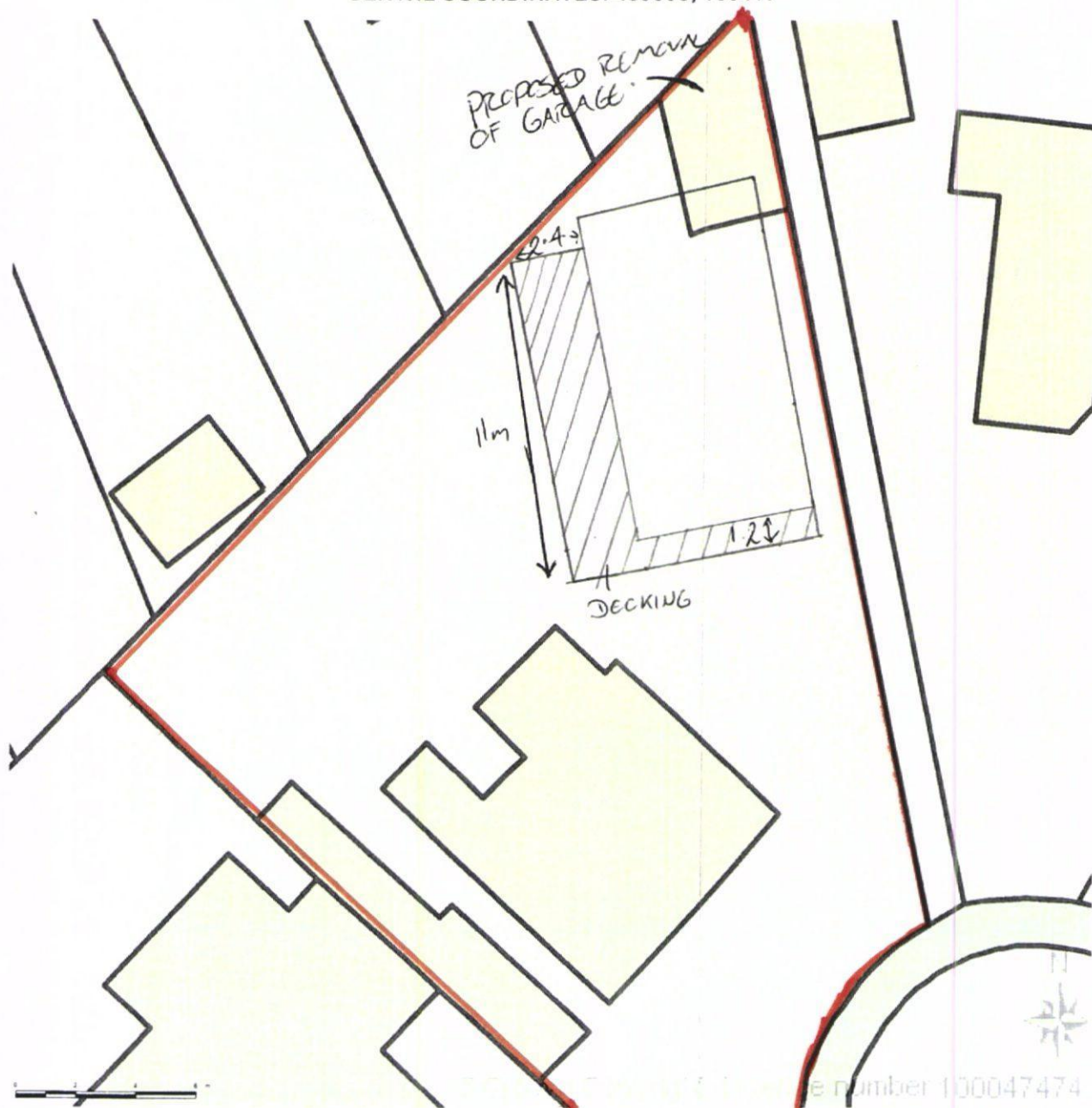
**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 469996, 106408**



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BLOCK PLAN
AREA 36m x 36m
SCALE 1:200 on A4
CENTRE COORDINATES: 469995, 106417



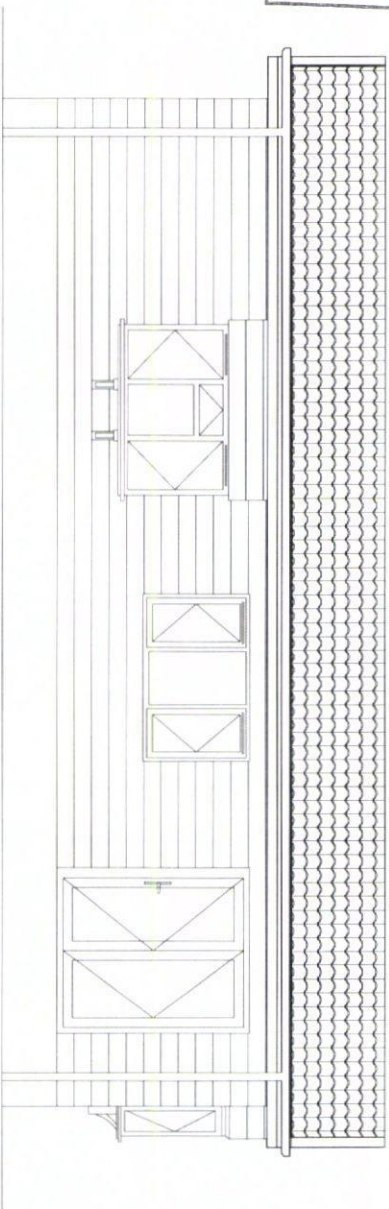
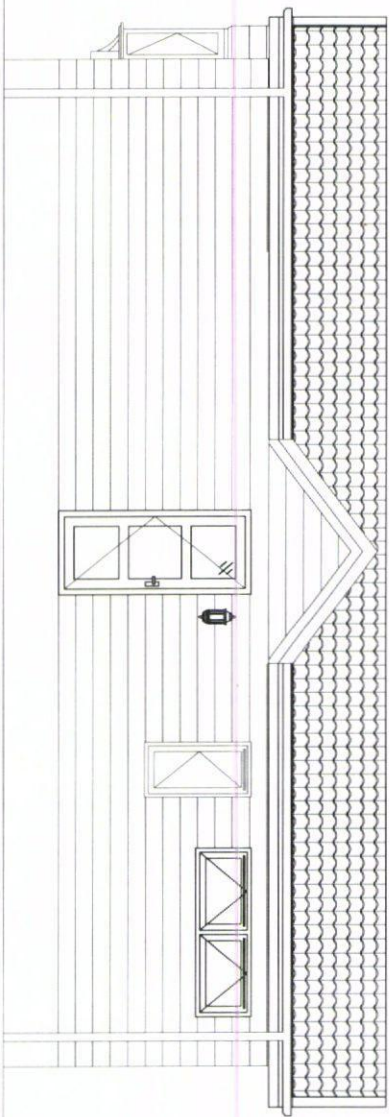
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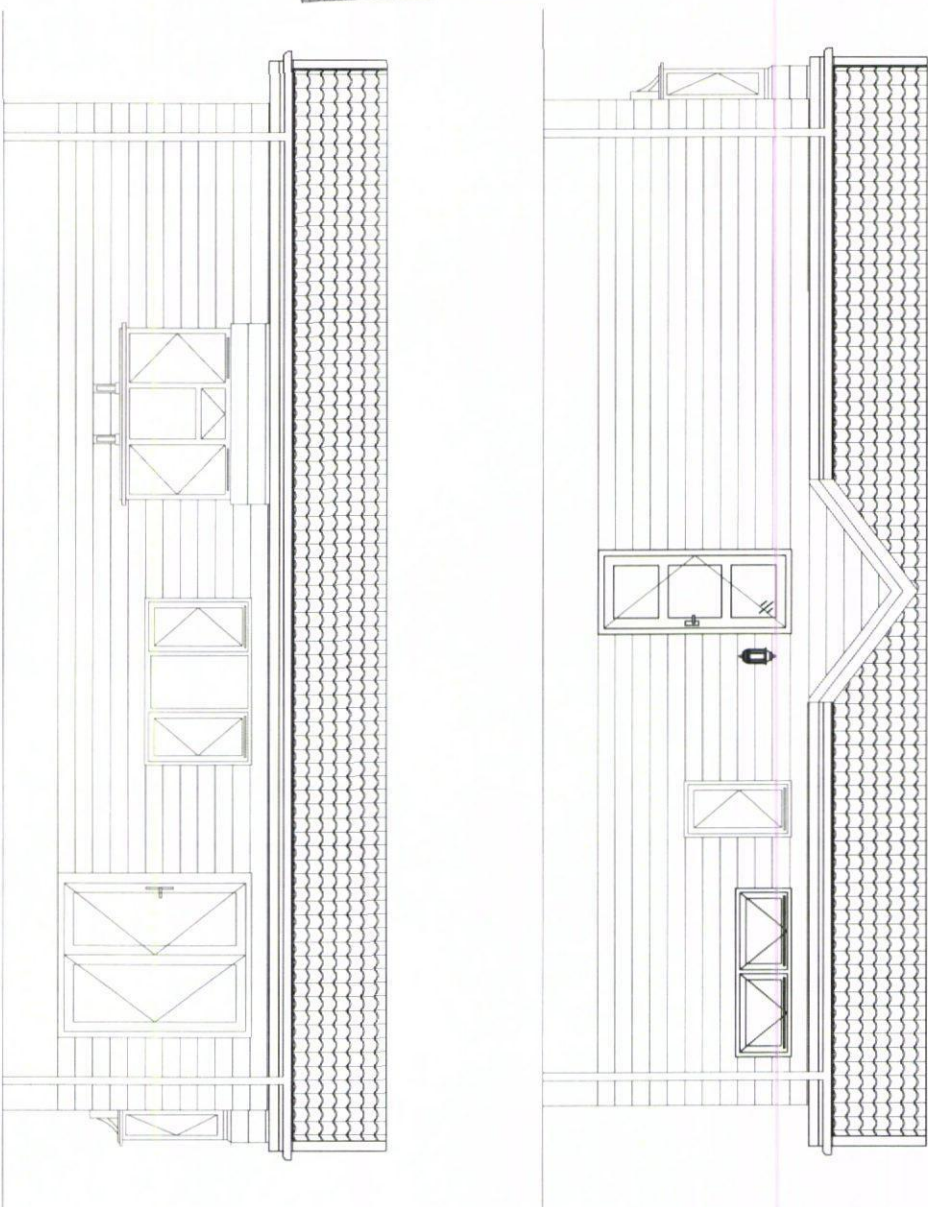


Home To Be No Higher Than 4m High.

 PRESTIGE Park & Leisure Homes Sales & Lettings Tel: 01329 702246 / 01329 354000 Fax: 01329 354047 / 01329 354049 Email: sales@prestigeparkandleisurehomes.com Visit our website: www.prestigeparkandleisurehomes.com		Buckland 36' x 20' (10.97m x 6.09m) 2 Bed X-Lounge, Ensuite, WI/W		Date: 09/12/2014	This home is NOT designed in accordance with BS3632		Rev	Date	By	Description	Notes:
Mr & Mrs Wraith - Own Land		Scale: 1:50 @ A3	Drawn: Gail Smith	Legend							
Customers Signature:		Code:	Dwg No: 14698	Light Switch		Exterior Tag					
Date:		Detail No:		TV Point		TV Point					
				Exterior Light		Exterior Light					
				Downlight		Downlight					
				Single Socket		Single Socket					
				Double Socket		Double Socket					
				CCTV		CCTV					
				Switching Point		Switching Point					
				Exterior Water Box		Exterior Water Box					

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Park & Leisure Homes

Shannon Way, Express Business Park, Buncrana, Fermanagh BT10 5GL
 Tel: 02862 69000 Fax: 02862 69001
 Email: sales@prestigeparkandleisurehomes.com
 Visit our website: www.prestigeparkandleisurehomes.com

Buckland 36' x 20' (10.67m x 6.09m)
2 Bed X-Lounge Ensuite W/W
Mr & Mrs Wath - Own Land

Date:	08/12/2014	This home is designed in accordance with BS3632	
Legend			
☐ Full Care Suite	☐ Ensuite Tap	Rev Date	By
☐ TV Point	☐ Ensuite Point	A	OS
☒ Dishwasher	☐ Dishwasher	07/01/15	DC
☒ Electric Light	☐ LED Light	Drawing & Elevations scaled to 50' @ A3	
☒ Electric Light	☐ LED Light	Notes: This plan is a guide and should be used for illustrative purposes only. It is not intended to be used for construction purposes.	
☒ Chime Light	☐ Chime Light		
☒ Chime Light	☐ Chime Light		
☒ Chime Light	☐ Chime Light		
☒ Single Socket	☐ Single Socket		
☒ TV Socket	☐ TV Socket		
☒ Computer Point	☐ Computer Point		



Buckland 36' x 20' (10.97m x 6.09m)
2 Bed, X-Lounge, Ensuite, Wi/Wi
Mr & Mrs Wrath - Own Land
Customers Signature:

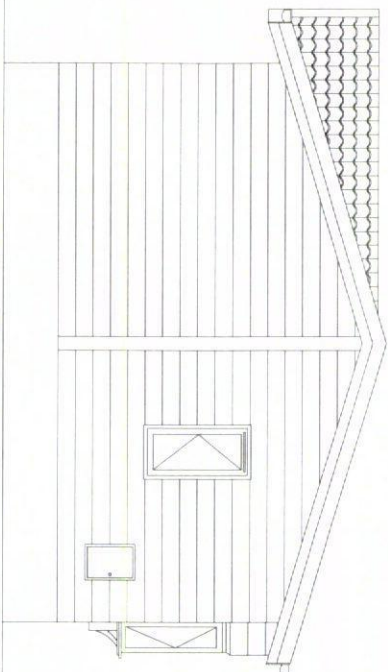
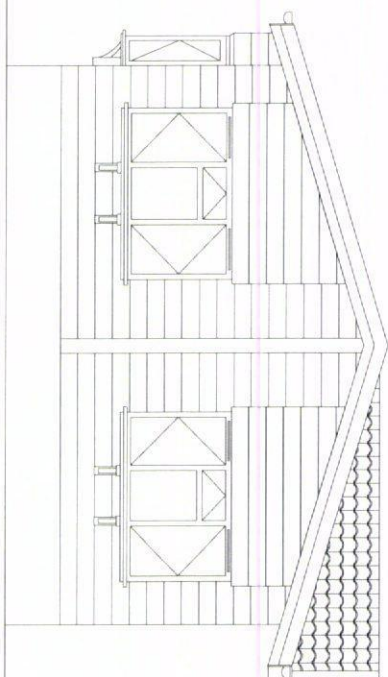
Date	09/12/2014
Scale	1:50 @ A3
Drawn:	Gaz Smith
Code	

This home is designed in accordance with BS-9632

Legend		
	+	
△	Light Switch	External Tap
○	Push Cord Switch	TV Point
×	Batten Hooker	Phone Point
⊗	Chase Light	HDMI Point
⊙	External Light	Transformer
⊕	Downlight	CO. Alarm

Rev	Date	By	Description
A	05/01/14	GS	Decking Moved & TV Point Added Bed 2
B	07/01/15	DC	Drawing & Elevations Scaled 1/50 @ A3

Notes:



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19 MAR 2015



Shipton Way, Express Business Park, Rushden, Northants NN10 6GL
Tel: 0845 0702345 / 01933 354000 Fax: 01933 354047 / 01933 354049
Email: sales@expressparkindustrialhomes.com

Visit our website: www.prestigeparkandleisurehomes.com

Buckland 36' x 20' (10.97m x 6.09m)

2 Bed, X-Lounge, Ensuite, W/IW

Mr & Mrs Wrath - Own Land

Customers Signature:

Date _____

This home is NOT designed in accordance with BS 3632

Rev	Date	By	Description
-----	------	----	-------------

Notes:

Legend

Light Switch	Exterior Tap
Card Switch	TV Point

Battery Holder	☒	Phone Point
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Choice Light		HDMI Port
Choice Light		Thermocouple

Downlight	C	CO ₂ Alarm
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Bingie Societ	5	Smoke Alarm
---------------	---	-------------

Spur Socket		Consumer Unit
-------------	---	---------------

Wiching Plate	☐	Exterior Meter Box
---------------	--------------------------	--------------------

This plan is a guide and should be used for illustrative purposes only

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Home To Be No Higher Than 4m High.