

27 Oakmont Drive, Waterlooville, Hampshire PO8 8 TH

We are proposing to station a mobile home in the garden of our property above.

I, the applicant, Ian Carden [REDACTED] and my wife Karen [REDACTED] live in a 3 bedroom house (the fourth small box room, having been converted into an en-suite bathroom to the master bedroom many years ago) at 27 Oakmont Drive. We reside in this house with our youngest daughter, [REDACTED] and recently our eldest daughter, [REDACTED] with our grandson, [REDACTED]

Our eldest daughter and grandson now share a room, however as our grandson is getting bigger, this room does not provide enough space for them, especially when he needs to move into his own single bed. The ground floor converted garage space (which was here when we moved in in 1987) is an artist studio for my wife, as she is an artist. My wife also takes care of our grandson whilst our daughter is working part time.

My father [REDACTED] and comes over to stay frequently for the weekend, this means that our youngest daughter gives up her bed to accommodate him. As my father ages and requires more help, we would like him to be able to move in with us permanently and care for him in the long term.

Therefore, a mobile home offers a solution which would be used as an extension of the main house to sleep everyone comfortably. The mobile home we have chosen (The Lincoln by Quick Garden) is of modest size with 2 bedrooms to accommodate our daughter and grandson. It conforms to the Caravan Act in its construction and evidence of this has been submitted. It would have simple bathroom facilities as our grandson will soon be potty/toilet trained and cannot be expected to walk up the garden to the main house to use the toilet in the middle of the night. The same could be said of our elderly father, should he use the cabin in the future. A simple kitchen would also be installed for breakfast, lunch and for our daughter to prepare food for our grandson. However, in the evenings they would normally be eating with the family in the main house. They would also be using the washing machine and tumble dryer in the main house to do their laundry. In fact on the original plans for the mobile home, a laundry/storage area is shown and as these will not be needed, the space has been added to one of the bedrooms. The revised plans from Quick Garden are enclosed for your attention (Att 5).

We do not see having basic bathroom and kitchen facilities in the mobile home as facilities for independent living as by the very definition all caravans have facilities for independent living. My daughter will still use the main house power shower for example. There is no law that states that a caravan with full living facilities constitutes development, this applies more to buildings than caravans. We would be happy to sign an "affidavit/statutory declaration" stating that the use of the caravan will not be as a separate dwelling if necessary.

The mobile home would be constructed, log by log in two halves, by family members and friends which will then be finally bolted together. The water, electricity etc would be installed by professionals to meet building regulations as needed, connected from the main house, with disconnectable fittings. The cabin will sit on 'pile' type or padstones foundations. We would have a shared garden, parking in the drive of the main house, along with post etc. We would be using the mobile home as adaptable extra bedroom space for our multigenerational family to live together and help each other.

Details of the Mobile Home and attachments

I understand we do not need planning permission to station a mobile home in the curtilage of our house.

Communities and Local Government Circular 01/94. Paragraph 29

"A caravan within the curtilage of a dwelling house may have a number of ancillary uses for which planning permission would not be required. For example, it could be used for additional living accommodation, provided that it remained part of the same planning unit as the dwelling house and the unit remained in single family occupation."

The log cabin would be stationed within the curtilage of our house, see attached location plan (Att 1) which identifies the land with the property edged red, to an identified scale (1:1250 or 1:2500) and showing a north point.

I also attach a drawing with more detail of the actual distance to boundaries. Our boundaries are maintained with 6' fences. (Att 2)

The cabin will be a fully insulated 'Lincoln' from Quick Garden (www.quick-garden.co.uk), see attached drawings Att 3, which would come within the definition of a caravan in terms of its design, mobility, size and construction. I attach a letter from Quick-Garden which describes the mobile home and that it complies with the Caravan act. (Att4). Also attached is a marked up aerial view of the site (Att 5) with notes on recent surrounding developments for your information.

The mobile home will be placed on the land and would not be fixed to the ground. We will be removing the 6 x 3 M workshop and 3 x 3 M gym to make room on that part of our garden. We plan to site the cabin with its apex 2M from the rear fence.

I believe the proposed use would not be a material change of use or would be incidental to the enjoyment of the dwelling house. I understand that siting a caravan is not 'development' and therefore not to be reviewed as 'permitted development'.

I hope this clarifies why we consider a Lawful Development Certificate should be granted for this proposal. If you require any further information or clarification, please contact me either by phone or email. [REDACTED]