

Planning Statement

Certificate of Lawfulness for a single unit Caravan at Chatesgrove, Cross Colwood Lane, Bolney, Haywards Heath, RH17 5RY

Introduction

This statement has been prepared by Whitlock & Lowe Ltd in support of an application for a Certificate of Lawfulness for the proposed siting of a single-unit caravan within the domestic garden of Chatesgrove. The unit in question is one of our standard caravan designs, incorporating an open-plan living area.

Proposed Use

The caravan is intended to provide ancillary accommodation for the extended family of the existing residents of Chatesgrove. The unit will not be used as an independent dwelling, but rather in full conjunction with the main house.

Relationship with Existing Dwelling

The proposed caravan will remain wholly ancillary to the main dwelling. It will rely entirely on the existing property for essential services, including electricity, water supply, and drainage. The occupants of the caravan will also make use of shared facilities within the main dwelling, including the kitchen and larger communal areas for entertaining.

It is stressed that at no point will the caravan be used independently of the existing house, nor will it be assigned a separate address. The land will continue to be used as a single planning unit for residential purposes, with no change of use proposed at any point.

Compliance with the Size Test

In accordance with the definition set out in Section 13 of the Caravan Sites Act 1968 and the relevant amendments under the Caravan Sites and Control of Development Act 1960 (as amended October 2006), the proposed structure complies with the dimensional limitations of a caravan, namely:

- Maximum Length (excluding any drawbar): 20.0 metres (65 feet 7 inches)
- Maximum Width: 6.80 metres (22 feet 3 inches)
- Maximum Internal Height (floor to ceiling): 3.048 metres (10 feet)

As shown on drawings nr. 97415/03 and 97415/04, the proposed unit measures 15.3 metres in length and 6.0 metres in width, with an internal height comfortably within the defined limits. The proposal therefore complies fully with the legal definition of a caravan in terms of size.

Compliance with the Mobility Test

The mobility of the structure also satisfies the statutory definition of a caravan under Section 13(1)(b) of the 1968 Act. The Act requires that the unit be capable of being moved by road in one piece, though it expressly does not require that it move under its own power or wheels, nor that it can lawfully travel on public roads once assembled.

The proposed structure will be constructed upon a steel chassis with timber cross-members, designed specifically to support a mobile structure. The chassis will incorporate lifting eyes, enabling the unit to be craned and transported in a single piece, consistent with legislative requirements.

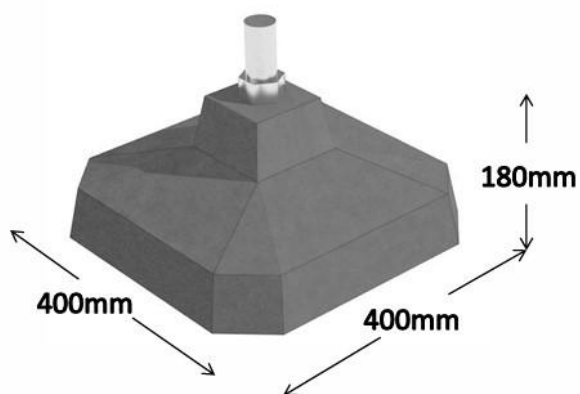
On site, the caravan will rest under its own weight on adjustable pads placed directly onto the prepared ground. These pads will not require excavation or permanent foundations. Site preparation will be limited to levelling the ground surface and removing grass or vegetation as necessary. Photographs and

technical diagrams below illustrate both the type of chassis used and the method by which the structure will be supported once installed.

Examples of steel chassis upon which the caravan will be sited:



Commercial EasyPad Data
Max vertical load 5 tonnes
Self Weight 30 kgs



Ideal for buildings over 20 m2.

- Residential Log Cabins
- Garden Rooms
- Timber framed Buildings
- School Classrooms

Example of pads that the chassis will sit upon

Conclusion

In summary, the proposed structure satisfies the statutory definition of a caravan as set out in the Caravan Sites and Control of Development Act 1960 (as amended) and the Caravan Sites Act 1968, meeting both the size and mobility criteria. It will be stationed within the residential garden of Chatesgrove and will be used in a manner that is entirely ancillary to the main dwelling, with no intention to establish a separate or independent unit of occupation.

The caravan will rely on the host property for all main services and will not result in any material change of use of the land. No permanent foundations are proposed, and the structure can be transported in one piece, in accordance with the legislative tests.

On this basis, the proposal represents lawful development, and we respectfully request that a Certificate of Lawfulness be issued to confirm this.

Supporting documentation, including detailed mobility and construction information, relevant case law, examples of comparable approvals, and technical calculations, has been submitted in conjunction with this statement to substantiate the application.