

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

The house is a terraced house with a front drive area 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 is 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 and image of the mobile home 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 property has been purchased by the applicants Kevin Egan and Kate McNeill. Mr Alfred McNeill and Mrs Beth McNeill will occupy the caravan. The relationship between these people, Alfred and Beth McNeill are parents of Kate McNeill, they are direct family.

2- The relative size of the house its garden and the caravan: The entire plot is approximately 1300m² The house is approximately 900m² and the mobile home will be 30m².

3- The relative scale of the accommodation in the caravan and the house. The house has three bedrooms, one bathroom, one kitchen and two living areas. The caravan has one bedroom, one wetroom, one kitchen and 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. Family using the mobile home share access to the site.

Mr Alfred McNeill and Mrs Beth McNeill will sleep and wash in the caravan but all major meals will be 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 the main dwelling for some cooking and wholly for laundry facilities and storage.

No rent is paid for the use of the caravan.

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.