

Certificate of Lawfulness application Re: No.9 Old Canal Caravan Site, Lidsey Road, Bognor Regis, PO22 9PN.

Proposal

This application seeks confirmation that the provision of solar panels on the roof of a twin unit mobile home at 9 Old Canal Caravan Site, Lidsey Road, Bognor Regis, PO22 9PF does not require planning permission and would not result in the mobile home falling outside the definition of a mobile home.

Legislation and compliance with it

As stated in the Caravan Sites Act 1968 (s13(1)), a twin unit caravan is defined as:

- *is composed of not more than two sections separately constructed and designed to be assembled on site by means of bolts, clamps or other devices; and*
- *is, when assembled physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer),*
- *shall not be treated as not being (or not having been) a caravan within the meaning of Part 1 of the Caravan Sites and Control of Development Act 1960 by reason only that it cannot lawfully be moved on a highway when assembled."*

Section 13(2) of the 1968 Act (amended October 2006) outlines the following maximum dimensions for twin-unit caravans;

1. length (exclusive of any drawbar); 20m,
2. width; 6.8m
3. overall height of living accommodation (as measured internally from the floor at the lowest level to the ceiling at the highest level); 3.05m

We confirm that the dimensions of the mobile home No.9 are:

Width – 6.25 metres

Length – 14.8 metres

Internal height 2.250 metres

(As No.9 is a standard twin unit caravan and we have provided precise dimension there should be no need to provide scaled drawings for the purposes of this application).

Accordingly, No.9 fully complies with the definition of a twin unit mobile home.

For planning purposes, a mobile home is not a building and the siting of a mobile relates solely to a use of the land. Accordingly provided a structure complies fully with the definition of a mobile home it is not a building. There are no restrictions on what mobile homes look like or what apparatus is attached to them, provided they comply with the definition for a mobile home as set out in the 1968 Act.

We can also confirm that the solar panels will not project above the ridge line of the mobile home.

Finally, we are not aware of any planning conditions, legal agreements, or article 4 directions that affect the land and which would prevent the installation of solar panels on any of the mobile homes on the caravan site.

The mobile home (No.9), is shown in the photographs below.



For these reasons the addition of solar panels on the roof of No.9 would not amount to development which requires planning permission and there is no planning reason why solar panels could not be fixed to the roof of No.9.