# REPORT UPDATE

Application No: EP/30/10/

## Reason for the Update / Changes

Five letters of support - caravan is not out of keeping. The structure both in its appearance and usage does not detract from the comfort or contentment of those living nearby and represents no nuisance whatsoever. Great care has been taken to minimise the visual impact of the caravan. Never hear dogs barking excessively. Only top part of caravan is visible behind the fence. It is very unobtrusive.

Officer Comment : None.

Additional Information From Applicant:

Resident of caravan is a Care Worker and her income is only poor to moderate. Due to health problems she has had a lot of time off work and this has affected her income. She is on the Council Waiting List banded into D2. She can bid on properties in this band, but if people in a higher band e.g. A, B, C, bid they get first refusal. It is not known how long it will be before she is offered Council accommodation. There are two dogs living at the premises, they were living at the property before permission was obtained for the mobile home.

**Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.**

**EP/30/10/**

**PLANNING APPLICATION REPORT**

**REF NO:** **EP/30/10/**

**LOCATION:** 39 Normandy Lane
East Preston

**PROPOSAL:** Re applying for mobile home to be in existing position as passed by Arun District Council on 23/5/2008 (as EP/32/08)

**SITE AND SURROUNDINGS**

| | |
|---|---|
| DESCRIPTION OF APPLICATION | The proposal is to allow retention of a static caravan to the south side of the main dwelling on a temporary basis. The caravan would measure 9.75m in length, 3.66mm in width and 3.35mm in height. The applicant's daughter lives in the caravan. |
| SITE AREA | 0.054 hectares approximately. |
| RESIDENTIAL DEVELOPMENT DEN | 37 residential units per hectare. |

| | |
|---|---|
| TOPOGRAPHY | Predominantly flat. |
| TREES | 1 No. tree to front south side of the site, which is not considered to contribute significant amenity value to the area. |
| BOUNDARY TREATMENT | Low brick walling to site frontage. 2m high hedgerow positioned behind walling to front south side. 1.8m close boarded fencing is positioned to the rear of the existing parking area and borders the rear of the site. |
| SITE CHARACTERISTICS | Semi-detached bungalow, positioned on a corner site. The dwelling consists of red/brown brick walls and a brown tiled, barn hipped roof. Roof lights to property. 2 No. parking spaces to front south side of the site. The roof of the mobile home is visible above the boundary with No. 32. |
| CHARACTER OF LOCALITY | Residential area. The surrounding area is predominantly characterised by detached and semi-detached bungalows and chalet bungalows. |

**RELEVANT SITE HISTORY**

| | | |
|---|---|---|
| EP/32/08/ | Siting of static caravan for occupation of relative | Approve Cond 21-05-2008 |

**REPRESENTATIONS**

**Representations received:**

East Preston Parish Council

Objection:

1. The prolonged siting of the static caravan will have an adverse impact on the local residential area and adjoining properties.

2. The continued siting of the static caravan would be out of keeping with the character of the street scene, does not reflect local style and does not enhance the environment.

3. The static caravan would not sympathetically relate to or visually integrate with the existing building in design, form of materials.

4. The continuous siting of this static caravan maybe intrusive and unneighbourly to the residents of adjoining and nearby properties.

5. The Parish Council is concerned about the inappropriate use of "outbuildings" as living accommodation and is opposed to this type of development specifically to safeguard the amenities of neighbours and protect the cohesive appearance of the area in accordance with Policy GEN7 of the Arun District Local Plan.

This proposal could continue to be seriously harmful to the character and appearance of the area and contrary to the relevant policies of the Development Plan and Village Design Statement. Furthermore, if the siting of this static caravan is allowed to continue, it could lead to similar proposals in the locality that the Planning Authority would find it very difficult to resist and the character of the wider area would be seriously jeopardised.

Two letters of objection - Unsightly, unneighbourly, unnecessary. There has been ample opportunity for daughter to save for a home. Property has previously been extended. Overdevelopment. Noise from dogs is a nuisance.

One letter of support - Every effort has been made to blend the mobile home with its surroundings. This is not an eyesore and is not readily visible.

**Comments on Representations received:**

Comments on East Preston Parish Council Representation:

The proposal is for the continued siting of a caravan on site. The applicant's daughter (Lorna Charles) will continue to live in the caravan on a temporary basis. A planning application is only required for this application as the caravan is used as a separate unit of accommodation and is not ancillary to the main dwelling. It should therefore be noted that a caravan of the scale and siting proposed could be located on site without requiring planning permission.

The application is required for a further temporary period and if the application was approved, a time limit condition could therefore be reasonably imposed.

It is considered that given the siting and size of the caravan it is not unneighbourly. The caravan is screened from direct view from the road and is not readily visible and does not compromise the guidelines of the East Preston Village Design Statement.

Comments on other representations:

Only 2 dogs are kept at the premises. These are often in the house and in the garden and the number is no higher than those usually associated with a residential dwelling.

The applicant's daughter has not been able to save for a home of her own and is now on the Council's waiting list. A further temporary period for occupation of the mobile home would therefore be reasonable.

## CONSULTATIONS

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

## POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
No Public Sewer

## DEVELOPMENT PLAN POLICIES

South East Plan:

| | | |
|---|---|---|
| Arun District Local Plan: | GEN2 | Built-up Area Boundary |
| | GEN7 | The Form of New Development |

**PLANNING POLICY GUIDANCE**

| | |
|---|---|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |

## POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## CONCLUSIONS

BACKGROUND

The previous retrospective permission for the siting of a static caravan to the south side of the main dwelling expired on 30th May 2010. The caravan measures 9.75m in length, 3.66m and 3.35m in height. The applicant's daughter lives in the caravan. The caravan is required for a further temporary basis to enable the applicant's daughter further time to resolve her accommodation problems; she is now on the Council's housing waiting list.

LEGISLATIVE BACKGROUND

Schedule 2, Part 5 of the GPDO Caravan Sites refers to the 1960 Caravan Sites and Control of Development Act 1960 that the following categories of caravan siting are permitted development and do not require a site licence:- A caravan within the curtilage of a dwellinghouse and incidental to the enjoyment of that dwellinghouse . A planning application is therefore required in this instance, as the caravan will be used as a separate unit of accommodation and would not be ancillary to the main dwelling.

RESIDENTIAL AMENITY

The application site is located within the Built up Area Boundary, where the principle of new development is accepted, subject to other policies in the local plan. The site is bordered by the existing dwelling to the north; Normandy Lane to the east and a neighbouring property to the south side. This neighbouring property is a detached bungalow, with no windows in the north roof

slope that face the application site. It is therefore considered that the proposed caravan would be acceptable and would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect or loss of privacy.

VISUAL AMENITY AND CHARACTER
The proposed caravan is set back 6m from the front boundary, positioned behind an existing 1.8m fence. It is single storey in height and it is not readily visible in the street scene. It is therefore considered that the proposed caravan would not cause demonstrable harm to the character of the surrounding residential area.

CONCLUSION
The applicant has indicated that a further temporary period is being sought and a further time limit could reasonably be imposed.

The application is therefore recommended for approval on a temporary basis subject to the following conditions.

**RECOMMENDATION**

**APPROVE CONDITIONALLY**

1 The use of the caravan hereby permitted shall be discontinued permanently, the caravan removed from the site, and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 30th June 2011.

Reasons: To enable the Local Planning Authority to review the special circumstances under which this permission is granted.

2 This permission relates to the following approved plans location plan, sitemap, floor plan and photograph dated 12-04-2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 This permission shall enure for the benefit of Lorna Charles, the daughter of the applicant only and shall not enure for the benefit of the land.

Reason: Permission would not normally be granted for such development in this location but in granting permission exceptionally the Local Planning Authority have had regard to the particular circumstances relating to the proposal in accordance with policy GEN7 of the Arun District Local Plan.

4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause demonstrable harm to the visual or residential amenities of the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7.

NATIONAL POLICIES: PPS1, PPS3.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.