

PLANNING AND SUPPORTING STATEMENT

Proposal: Siting of a Caravan Act-
Compliant Mobile Home/Annexe for
Ancillary Residential Accommodation

Location: Alvine Cottage, Yapton Road,
Middleton on Sea, West Sussex, PO22
6DT

Applicant: Chris Foster

Intended Occupant: Lorna Bilous
(Mother of the Applicant)

1. INTRODUCTION AND PROPOSAL

1.1. This statement supports an
application for a **Certificate of Lawful
Development (Proposed)** under Section
192 of the Town and Country Planning Act
1990 (as amended).

1.2. The proposal involves stationing a
single or twin-unit mobile home within the
residential curtilage (garden area) of Alvine
Cottage, Yapton Road, Middleton on Sea,
West Sussex, PO22 6DT.

1.3. The mobile home will be occupied exclusively by the applicant's mother, Lorna Bilous, as ancillary and dependent accommodation connected directly to the main dwellinghouse.

2. LEGAL DEFINITION AND THE CARAVAN ACT COMPLIANCE

2.1. Under Section 29 of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968, a structure is legally defined as a caravan (mobile home) if it meets specific criteria regarding size, construction, and mobility.

2.2. The proposed structure complies strictly with these statutory dimensions:

- **Length::** Proposed length is 10.2 metres.
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- **Width:** Proposed width is 6.2 metres.
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- **Internal Height:** Proposed internal height is 3.05 metres.

2.3. The Mobility and Construction

Test: The structure is constructed in no more than two independent sections off-site, delivered to the location, and assembled using mechanical fixings (such as bolts and clamps) rather than permanent wet-concrete foundation engineering. It remains physically capable of being dismantled or transported by road/crane from the property if required.

2.4. Because the structure meets the legal definition of a caravan and does not constitute "operational development" (building operations under Section 55 of the 1990 Act), the placement of the unit does not require express planning permission.

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3. ANCILLARY USE AND FUNCTIONAL RELATIONSHIP

3.1. Case law establishes that placing a caravan within the residential curtilage of a dwellinghouse does not require planning permission provided its use remains **ancillary** or incidental to the main house, rather than forming a separate, independent planning unit (a separate "dwellinghouse").

3.2. The use remains completely subordinate to the main house for the following reasons:

- **Family Connection:** It will be occupied by the applicant's mother, ensuring close daily care, support, and familial integration.
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- **Shared Facilities/Access:** The occupant will share primary household elements, such as I, shared utility supplies, shared garden space,

shared parking/main vehicular access.

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- **No Independent Sub-division:** There is no sub-division of the residential garden plot with independent boundary fences separating the annexe as a distinct commercial or lettable property. It shares a single postal address and council tax assessment framework with the main house.

3.3. The applicant confirms the mobile home will never be sold, leased, or rented out to third parties separate from the main residential property.

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4. CONCLUSION

4.1. The proposed placement of a Caravan Act-compliant mobile home within the residential curtilage of Alvine Cottage, Yapton Road, Middleton on Sea, West Sussex, PO22 6DT for use by the

applicant's mother does not constitute development requiring planning permission.

4.2. The structure satisfies all statutory size, mobility, and functional tests.

4.3. Accordingly, the Local Planning Authority is respectfully requested to issue a **Certificate of Lawful Development (Proposed)** for the proposed siting and use [1.5].