

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

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Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for a Lawful Development Certificate for a Proposed Use or Development****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	54
Suffix	
Property Name	
Address Line 1	Lucerne Gardens
Address Line 2	
Address Line 3	Hampshire
Town/city	Hedge End
Postcode	SO30 4SF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
448566	112979
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Cassandra

Surname

Hazeldine

Company Name

Address

Address line 1

54 Lucerne Gardens

Address line 2

Hedge End

Address line 3

Town/City

Southampton

County

Country

United Kingdom

Postcode

SO30 4SF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal includes erecting a mobile home cabin within the curtilage of the existing residential dwelling. I am not sure whether the mobile home cabin applies to the definition of a building for the purpose of the question as it is not made of bricks and would not be fixed to the ground. However, it is a structure that contains walls and a roof so I would define it a building, apologies if I have answered this incorrectly.

There is no need to create any new access, street or services as the access and services are to be shared with the existing main dwelling and the structure will only be used as incidental to the enjoyment of the main dwelling household.

The dimensions are:

Structure length: 7.5m

Structure width: 4.2m

Height: 2.77m

The precise siting is next to the main dwelling, behind the fence and gate that encompasses the residential dwelling garden and within the curtilage of the dwelling land.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing (current) use of the land is a garden for a C3 dwelling residential house. The existing area is paved with a shed for the storage of outdoor supplies. Though we purchased the property (March 2023) with a shed I believe it is lawful as the shed falls under permitted development for outbuildings.

The proposed use is to station a mobile home on this land with I believe is lawful as it meets the criteria listed in the 1968 Caravan Sites Act. The use of the land would not be a material change of use as the land would remain incidental to the enjoyment of the C3 Dwelling House occupiers which is the same as the use of the current/existing land. The mobile home would share services, facilities and access with the main house and is to be used in conjunction with the main house.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Within this application I have attached the location plans and the product specifications as documented on Quick Garden to demonstrate that the mobile home size and construction falls within the guidelines specified in the 1968 Caravan Act.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

My husband and I live at 54 Lucerne Gardens, Hedge End, SO30 4SF. We would like to station a mobile home cabin in our garden to be primarily used as an outdoor office for my husband as we both work from home. The mobile home might secondarily serve as guest accommodation for visiting family members and would be an integral part of the overall use of the house as a single dwelling. It would share services, facilities and access with the main house and is to be used in conjunction with the main house.

I believe the proposed use is not a material change of use of the land. The mobile home would be incidental to the enjoyment of the dwelling house.

The mobile home is a MAX 66mm Annex from Quick Garden which I understand falls within the definition of a caravan in terms of its design, mobility, size and construction. The product specifications have been attached as evidence to support this.

The mobile home would be stationed within the curtilage of my house.

The mobile home would be placed on the land and would not be fixed to the ground. It is single storey (so would not affect any of neighbour's light or privacy). The eaves height would reach 2.23m and the ridge height would reach 2.77m from floor to ceiling. The full length would be 7.9m and the full width would be 4.2m. These dimensions are within the acceptable dimensions listed in the 1968 caravan act. The product specifications have been attached as evidence to support this.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Cassandra Hazeldine

Date

14/03/2024

Advised tht the location plan was incorrect, it should have been the property boundaries rather than the proposed building site boundaries (as submitted in draft 1).