

**Supporting Statement – Land adjacent to Tutehill Farm, Pica, Cumbria**

**Proposal:** Lawful Development Certificate for residential use of caravan



**Applicant:** Mr P Fleming & Mrs E Fleming

January 2021

Wright Land & Property Ltd

## 1.0 Introduction

- 1.1 The applicants received temporary planning permission for the residential occupation of a static caravan on the 16<sup>th</sup> January 2013. The planning permission expired on the 16<sup>th</sup> January 2016.
- 1.2 The caravan was occupied solely as a residential unit up until August 2015.
- 1.3 In August 2015 a new caravan was placed next to the original and has been used for residential use since August 2015. The new unit has continuously occupied for residential use for a period of over 4 years. The below image shows both caravans in situ in June 2018:-



Caravan that has been used as a residential dwelling since August 2015

Caravan that received temporary permission for a residential static caravan January 2013.

Since August 2015 the caravan has been used as ancillary storage/residential use to the larger caravan



- 1.4 In August 2015 the original caravan ceased to be used solely as a residential unit and became ancillary accommodation/storage associated with the larger caravan.
- 1.5 The applicant is now applying for a lawful development certificate for the existing residential use and have provided evidence to demonstrate this residential use since August 2015.



**Image 1** – Caravan on left has been used as a residential property since August 2015 when delivered to site. Caravan to the right has remained in situ since 2013 and has previously been used as a residential unit but is currently used as ancillary storage in association with the neighbouring caravan.

- 1.5 The original caravan is still used for storage associated with the bigger unit and additional accommodation. For example when family or friends come to visit. It has been used continuously in this way since August 2015. It should be noted this includes a period of over four years after the temporary planning permission expired for its residential use on 16<sup>th</sup> January 2016.

## **2.0 Evidence Provided**

- 2.1 To support this application the following evidence has been provided:-

- Council tax records for the caravan from November 2011 including the years 2016 to 2020
- Electricity bills for the caravan since 2012 including the years 2016 to 2020.
- LPG invoices, statements and correspondence for the caravan since 2010 including the years 2016 to 2020.
- TV License payment details and correspondence for the caravan from 2017 to 2020
- Receipt of payment for the new park home caravan which was installed on the site on August 2015 and has been occupied as a residential unit ever since.

- 2.2.1 The NPPG states that if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, then there is no good reason to refuse the application. Therefore based on the evidence provided and in accordance with the NPPG we ask that this application is approved

## **4.0 Conclusion**

- 4.1 Therefore we assert that it has been established that the caravan has operated as residential unit since August 2015 and that a Certificate of Lawful Use should be granted if the Council agrees, on the balance of probabilities, this is both correct and there is no evidence to contradict the evidence that has been provided to support this application.
- 4.2 In assessing this application we encourage the planning department to engage with other departments within the local authority such as Council Tax records as they will be able endorse the application and the documents submitted to support



the application. Furthermore if the local planning authority has any queries or would like clarification on any of the points raised then please feel free to contact us. Finally if the local planning authority obtains evidence that is contrary to this application we request that this information is shared with our client and that they are provided with the opportunity to comment on it and produce counter-evidence in accordance with paragraph 6 of the National Planning Policy Guidance (Lawful Development Certificates)

- 4.3 The NPPG states that if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, then there is no good reason to refuse the application. Therefore based on the evidence provided and in accordance with the NPPG we ask that this application is approved to reflect the ongoing use of the caravan as a residential property.