Planning Statement:

2 Old Fort Road
Shoreham-By-Sea
BN43 5RJ

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INTRODUCTION

This application is for a Certificate of Lawful Development for Proposed Use under section 192 of the Town and Country Planning Act 1990, to station a log cabin within the curtilage of a dwelling at 2 Old Fort Road BN43 5RJ.

CURRENT USE:

Number 2 Old Fort Road is a single dwelling house C3 as defined in the Planning Use Class Order.

PROPOSED LOG CABIN:

It is proposed to site a log cabin in the rear garden as indicated on Drawing 21852-01.

Section 13 of The Caravan Sites Act 1968 (amended 2006) prescribes the maximum dimensions of a caravan as 20m long x 6.8m wide x 3.05m overall height.

The proposed log cabin is 7.4m long x 4.0m wide x 2.5m high and clearly meets the criteria of SIZE.

Section 13 (1) (a) of the Caravan Sites Act 1968 indicates that a caravan is a structure which is physically capable of being moved from one place to another whether by being towed or transported on a vehicle or trailer.

The proposed log cabin will be placed on a concrete raft and will not be fixed down, resting under its own weight. This satisfies the criteria of MOBILITY.

Section 13 (1) (a) of the Caravan Sites Act 1968 Twin-unit Caravans (a) is comprised of not more than two sections separately constructed and designed to be assembled on site by means of bolts, clamps or other devices.

The log cabin is assembled on site in two distinguishable parts, namely the walls and floor and bolted together to the roof. This satisfies the criteria of CONSTRUCTION

The log cabin will be used as ancillary/incidental use to the main house. There will be no material change of use and it is not considered as operational development. The log cabin will be equipped with all the facilities for independent day to day living, however, the occupants will be regularly preparing meals in the main house and socialising in the garden. It is not intended to divide the garden into separate areas. There will be no separate address, utility meters or services such as Broadband, telephone lines etc. Access will be via the main garden with no separate access.