

Clarification of Ownership and Land Use

1.0. Introduction

1.1. This Statement has been prepared in support of the accompanying application for a Lawful Development Certificate relating to the siting of a single-unit caravan within the domestic garden associated with Croft Cottage, 98A South Street, Tarring.

1.2. The proposed caravan will be occupied solely by members of the extended family associated with Croft Cottage and will remain entirely ancillary to the use of the main dwellinghouse. No separate planning unit will be created, no subdivision of the site will occur, and no separate postal address or independent residential use is proposed. Full details of the proposed use are contained within the accompanying Planning Statement.

1.3. The purpose of this Statement is specifically to clarify the ownership history of the land upon which the caravan is proposed to be sited and to confirm its established use as part of the domestic garden serving Croft Cottage.

2.0. Ownership and Established Use

2.1. The application site comprises an area of land immediately adjoining and functionally associated with Croft Cottage.

2.2. The established use of the land as domestic garden is acknowledged within the Local Planning Authority's own records. Adur and Worthing Council provided pre-application advice in December 2025 under reference PREAPP/0129/25. Within the Officer's response, the site is expressly referred to as "garden land to the east of Croft Cottage".

2.3. This description reflects the established character and use of the land and provides clear evidence that the area has been recognised by the LPA as forming part of the residential garden environment associated with the dwellinghouse.

2.4. Whilst the land was historically owned by 100 South Street, ownership was formally transferred to the Owners of Croft Cottage by deed dated 6th June 2024, with effect from 9th September 2022.

2.5. Since the transfer, the land has been maintained, occupied and used as part of the domestic garden serving Croft Cottage. There has been no material alteration to its character, appearance or function. The land has continued to operate as garden land associated with the dwellinghouse and has not been used for any separate purpose.

3.0. Conclusion

3.1. The evidence demonstrates that the application site forms part of the established domestic garden associated with Croft Cottage and has been recognised as such by the LPA.

3.2. The transfer of ownership from 100 South Street to Croft Cottage did not result in any material change of use of the land. The land was garden before the transfer and has remained garden following the transfer.

3.3. Accordingly, the proposed siting of the single-unit caravan is proposed within an established residential curtilage and within land already in lawful residential garden use.

3.4. As set out within the accompanying Planning Statement, the caravan will remain physically, functionally and legally ancillary to Croft Cottage. No separate planning unit will be created, no independent residential use will arise, and the land will continue to operate as part of the same residential planning unit.

3.5. In these circumstances, the proposal does not involve any material change of use of the land. The established residential use of the site will remain unchanged, with the caravan simply providing additional ancillary accommodation within the existing domestic curtilage. As such, the proposal does not give rise to any material change of use and the lawful residential use of the site will continue as existing.