

**31) 25/00751/CLPUD, The Nooks, Cocks
Lane, Warfield, RG42 6JE**

Mr Jonathan Stackhouse
Julius Bahn
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

27th February 2026

Dear Sir/Madam

Town and Country Planning Act 1990(As Amended)

APPLICATION NUMBER: PROPOSED DEVELOPMENT:	25/00751/CLPUD/ACLPZ Application for a certificate of lawfulness for the proposed siting of a mobile structure to provide ancillary annexe accommodation.
LOCATION:	The Nook Cocks Lane Warfield Bracknell Berkshire RG42 6JE
CASE OFFICER:	Dexter Matthews, direct line 01344 351180

Please find enclosed your decision notice in respect of the above proposal.

Should you wish to discuss the notice, please do not hesitate to contact me.

Yours faithfully

Dexter Matthews

Planning Officer
Planning
email Dexter.Matthews@bracknell-forest.gov.uk
Direct Line 01344 351180

PLACE DIRECTORATE

Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
www.bracknell-forest.gov.uk

Enc.

BRACKNELL FOREST COUNCIL
PLACE DIRECTORATE
Time Square, Market Street, Bracknell, Berkshire RG12 1JD
Telephone (01344) 352000 DX 33611
Jo Male Assistant Director: Planning

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: ARTICLE 39

**CERTIFICATE OF PROPOSED LAWFUL USE OR
DEVELOPMENT**

Mr Jonathan Stackhouse
Julius Bahn
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

APPLICANT: Mr Jonathan Stackhouse

DESCRIPTION: Application for a certificate of lawfulness for the proposed siting of a mobile structure to provide ancillary annexe accommodation.

LOCATION: The Nook Cocks Lane Warfield Bracknell Berkshire RG42 6JE

APPLICATION NO: 25/00751/CLPUD

DATE REGISTERED: 3rd December 2025

DECISION DATE: 27th February 2026

The Bracknell Forest Council hereby certify that on 3rd December 2025 the matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan(s) attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed siting of the mobile home in the garden of the host dwelling would not constitute operational development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended) and would not result in a material change in use of the land.

The proposed mobile home would be used to provide additional living accommodation by one single family household. It would not be used independently from the host dwelling. The site would remain as one single planning unit. The mobile home would be used for residential purposes, the same as the lawful use of the planning unit.

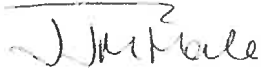
The mobile home would comply with the definition of a caravan as set out in the Caravan Sites and Control of Development Act 1960, amended by the Caravan Sites Act 1968. It would not be considered a building as defined in Section 336 of the Town and Country Planning Act 1990 (as amended).

Planning permission is therefore not required for the proposal.

INFORMATIVE(S)

01. This decision has been made in respect of the following plans and other submitted details received on 17.12.2025:

Location Plan - 96889/01
Proposed Block Plan - 96889/02
Proposed Plans and Sections - 96889/03
Proposed Elevations - 96889/04
Supporting Statement
Structural Lifting Calculations
Crane Specification



Jo Male
Assistant Director: Planning

First Schedule

1. Lawful development certificate for the proposed siting of a mobile structure to provide ancillary annexe accommodation.

Second Schedule

Land shown edged in red at The Nook, Cocks Lane, Warfield, Bracknell, Berkshire, RG42 6JE.

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Notes for Applicants

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, to grant it subject to conditions, or to refuse a submission pursuant to a condition(s), then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within a specified period (see note 1 below). Appeals must be made using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (This form cannot be obtained from the local planning authority), or on line at www.planningportal.gov.uk/pcs.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

1. Consent to Display Advertisements or Refusal of Consent to Display Advertisements

- a) The regulations provide that *every* grant of express consent shall be for a fixed period which shall be no longer than *five* years from the date of grant of the consent and, if no period is specified, the consent shall have effect as consent for *five* years.
- b) A person who displays an advertisement in contravention of the regulations will be liable, on summary conviction, of an offence under section 224(3) of the Town and Country Planning Act 1990 (as amended), to a fine of an amount not exceeding level 3 on the standard scale and, in the case of a continuing offence, one tenth of level 3 on the standard scale for each day during which the offence continues after conviction.
- c) The regulations provide that *every* grant of express consent shall be for a fixed period which shall not be longer than *five* years from the date of grant of consent and, if no period is specified, the consent shall have effect as consent for *five* years.

2. Listed Building Consent or Refusal of Listed building Consent

Appeals to the Secretary of State

- a) If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you appeal to the Secretary of State for Communities and Local Government under section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1991. An appeal must be lodged within 6 months of the date of this notice.

Purchase Notices

If either the local planning authority or the Secretary of State refuses Listed Building Consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any works which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Borough Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note 1:

If this is a decision to refuse planning permission for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

In all other cases if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. Appellants seeking an inquiry are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that they intend to submit an inquiry appeal.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of an appeal.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bracknell Forest Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024;or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
 - 4.5 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
 - 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

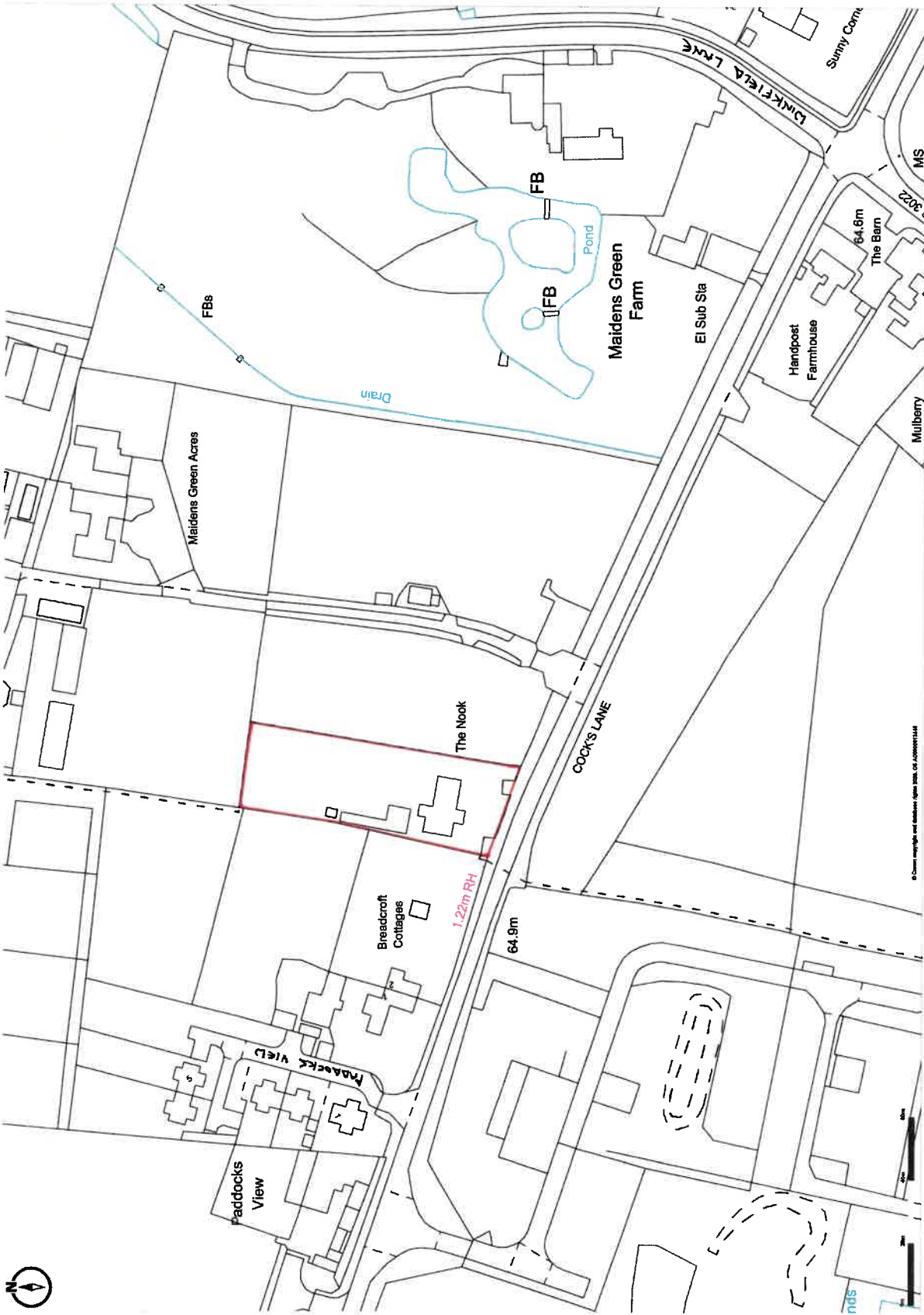
The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

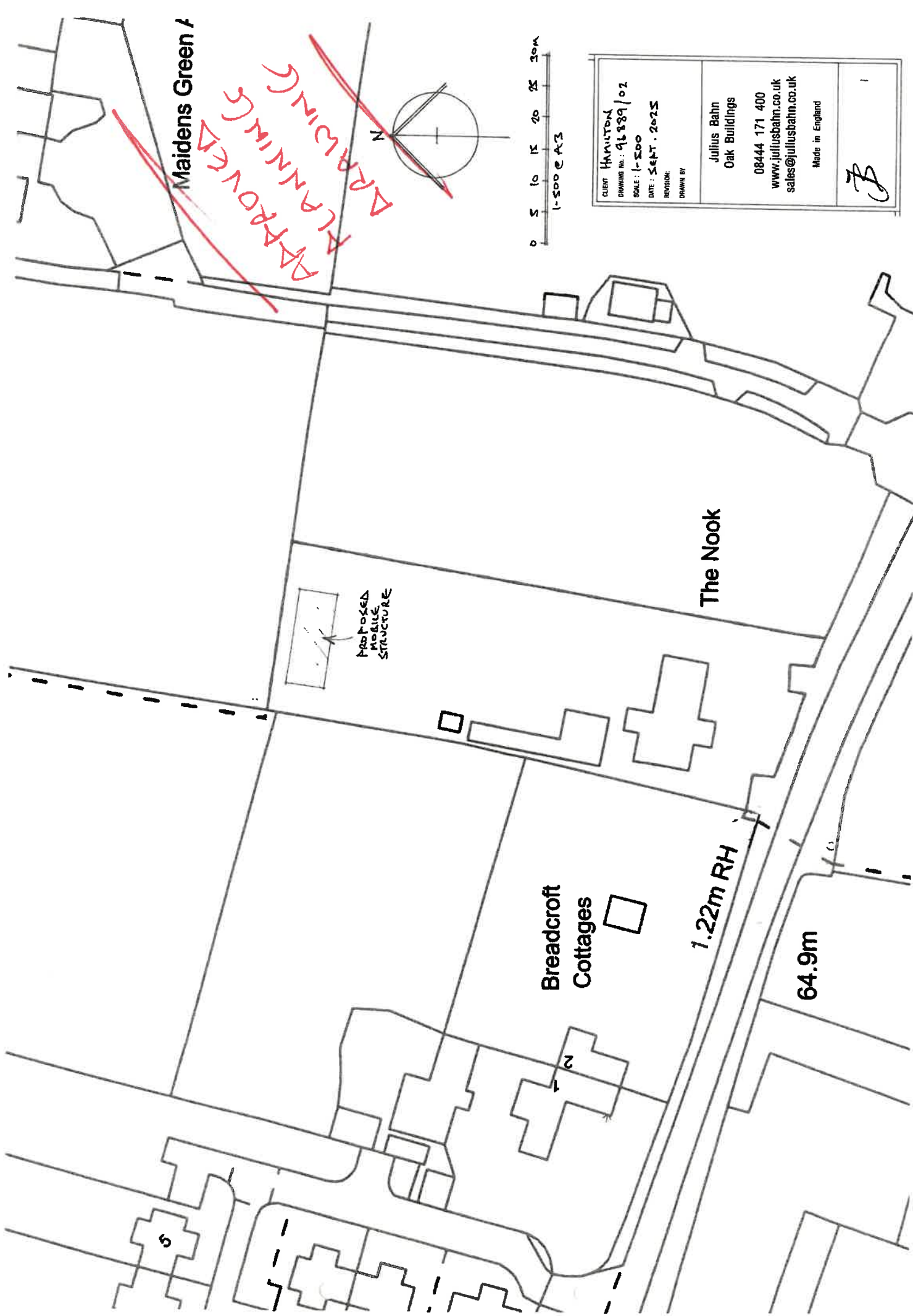
- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.



ARG. No. 96899 / 01

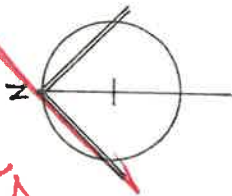
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Promap
 LANDMARK INFORMATION



Maidens Green /

APPROVED
PLANNING



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1:500 @ A3

CLIENT HAMILTON	Julius Bahn Oak Buildings	1
DRAWING NO.: 9689/02	08444 171 400	
SCALE: 1:500	www.juliusbahn.co.uk	
DATE: SEPT. 2025	sales@juliusbahn.co.uk	
REVISION:	Made in England	
DRAWN BY		

The Nook

PROPOSED
MOBILE
STRUCTURE

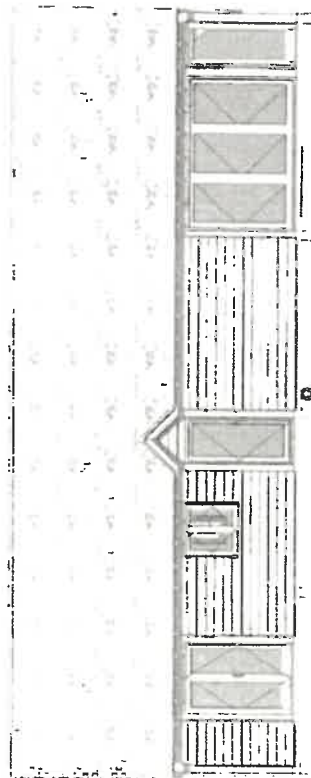
Breadcroft
Cottages

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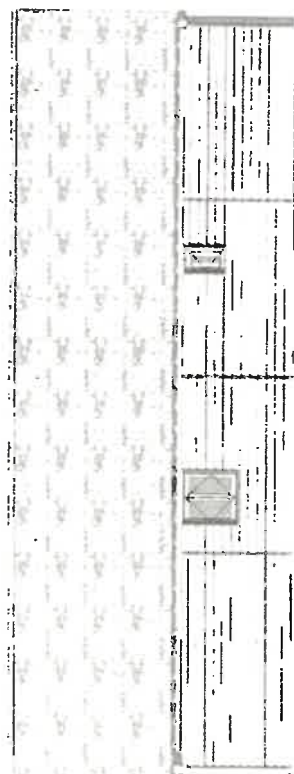
64.9m

Single Unit Caravan

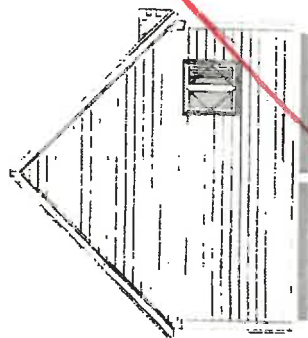
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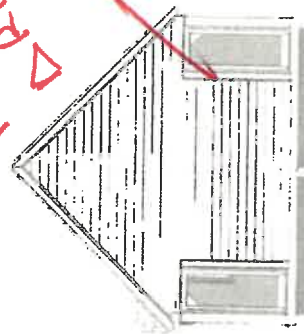
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

APPROVED
DRAWINGS



Lightweight Timber Frame Caravan
Proposed Elevations

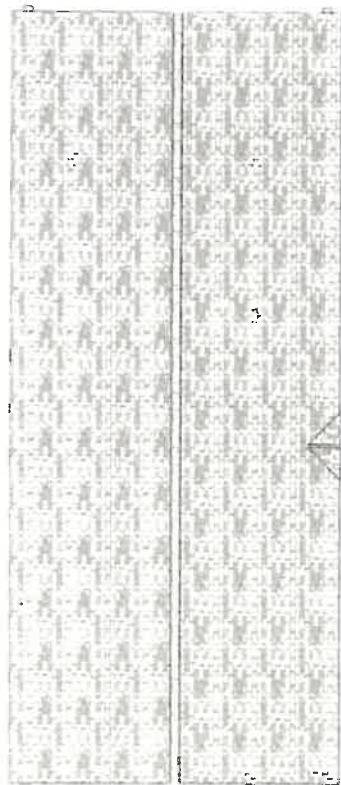
**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE TIMBER PRODUCTS

ARG. No. 96889/04

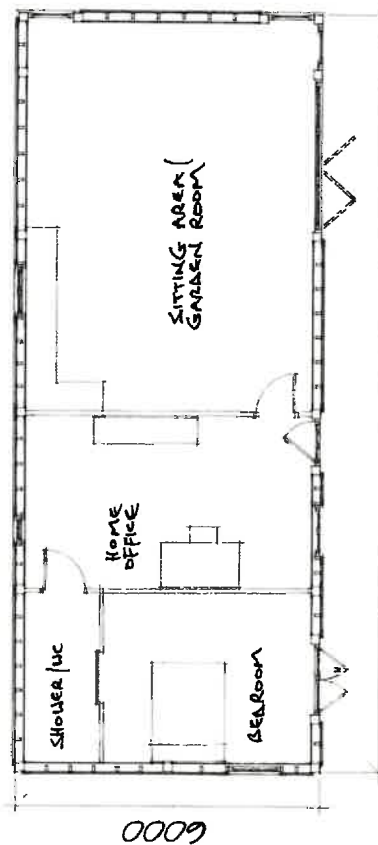
96889 - 16/09/25
OV/RH/01C(1)P

Single Unit Caravan

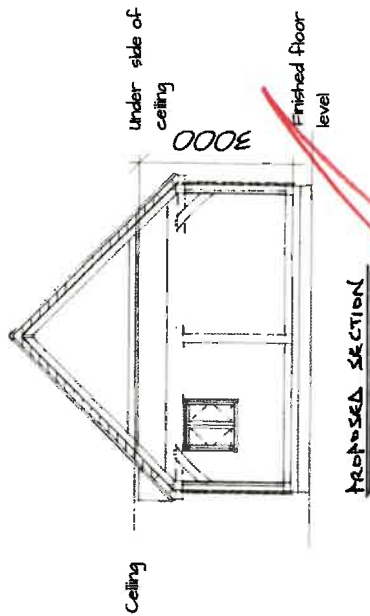
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PROPOSED ROOF PLAN



PROPOSED FLOOR PLAN



PROPOSED SECTION

**APPROVED
PLANNING
DRAWING**



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

PLG. No. 96889 / 03

96889 - 15/09/25
OV/RH/01C(2)P

**32)Windfalls, Silver Street, South Cerney,
GL7 5TP**



COTSWOLD

District Council

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

**CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR
DEVELOPMENT SECTION 192**

APPLICATION REF: 25/03926/CLOPUD
FILE REF:

Cotswold District Council hereby certify that on 10th December 2025 the use or Development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto ("the land") would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

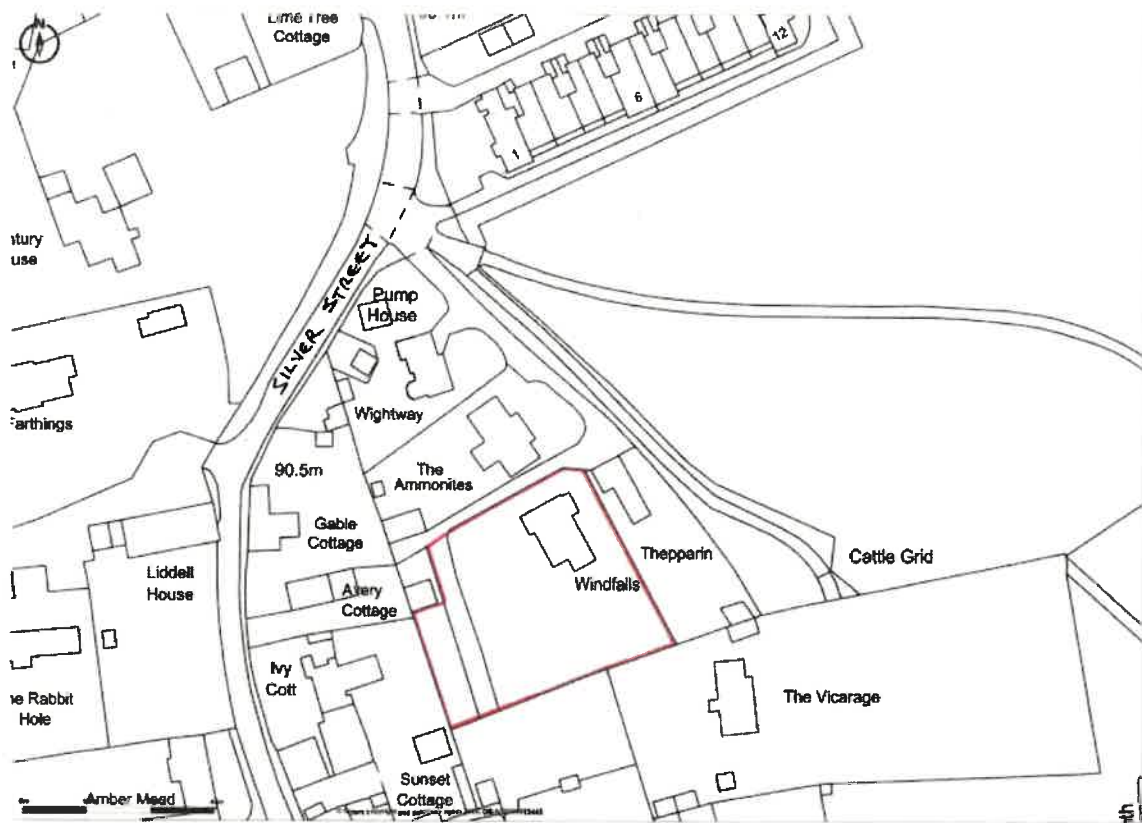
- 0 The proposed development would fall within the definition of a caravan and would not constitute operational development for which a grant of planning permission would be required.

This decision relates to drawing numbers 95837/01, 95837/02, 95837/03 and 95837/04 and the details contained within the Supporting Statement (received by the Local Planning Authority on 10th December 2025).

Geraldine LeCointe

Geraldine LeCointe
Assistant Director of Planning Services

Date: 11th February 2026



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MAPMAKER INFORMATION

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ARG. N. 95837/01

FIRST SCHEDULE

Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the siting of mobile structure to provide ancillary annexe accommodation

SECOND SCHEDULE

Windfalls Silver Street South Cerney Cirencester Gloucestershire GL7 5TP

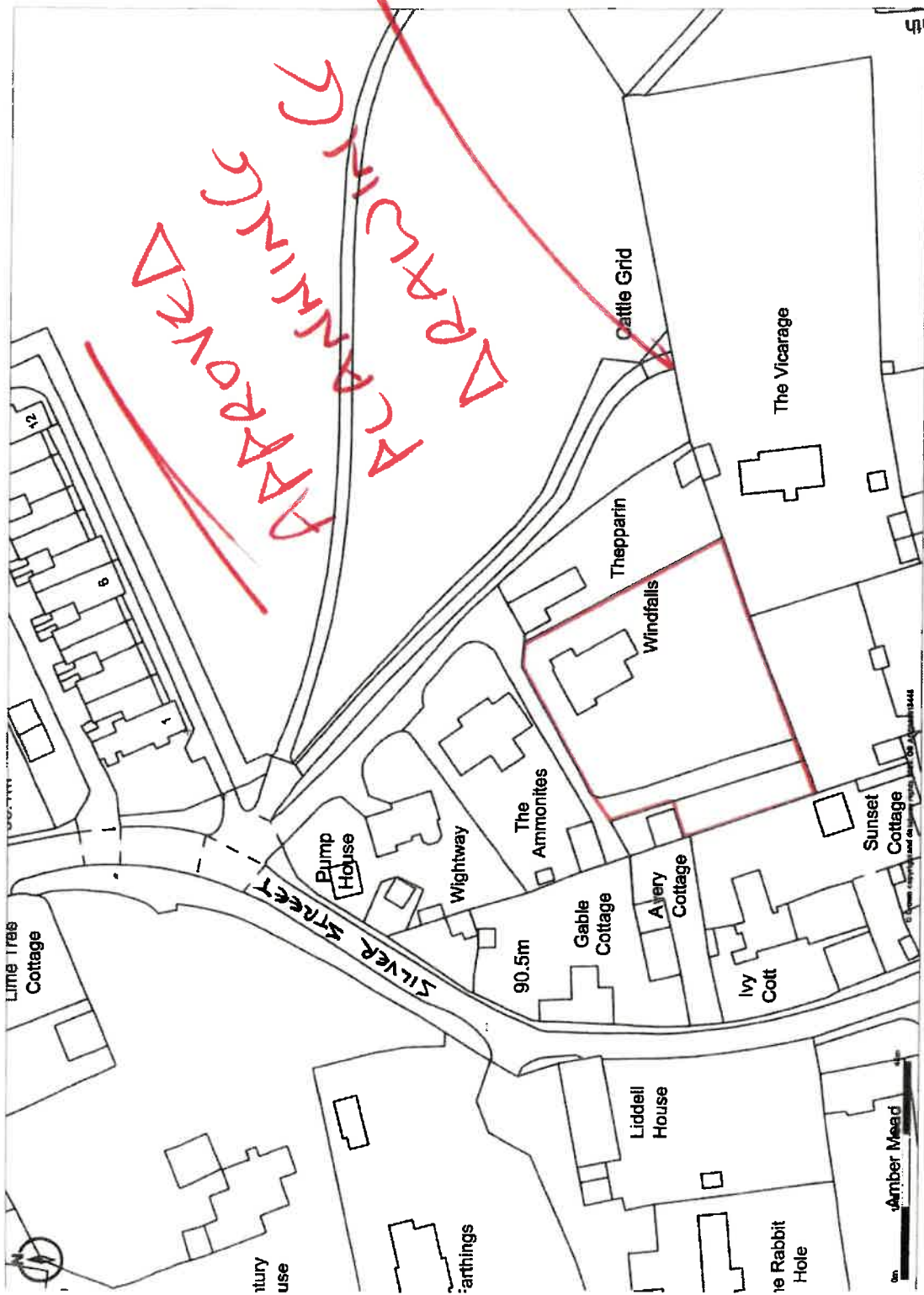
Notes:

(1) This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

(2) It certifies that the proposed use or development specified in the First Schedule could take place on the land described in the Second Schedule lawfully and, thus, it may not be liable to enforcement action under Section 172 of the 1990 Act on that date.

(3) This certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plans. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

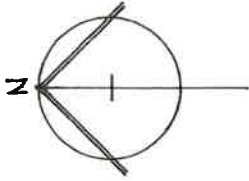
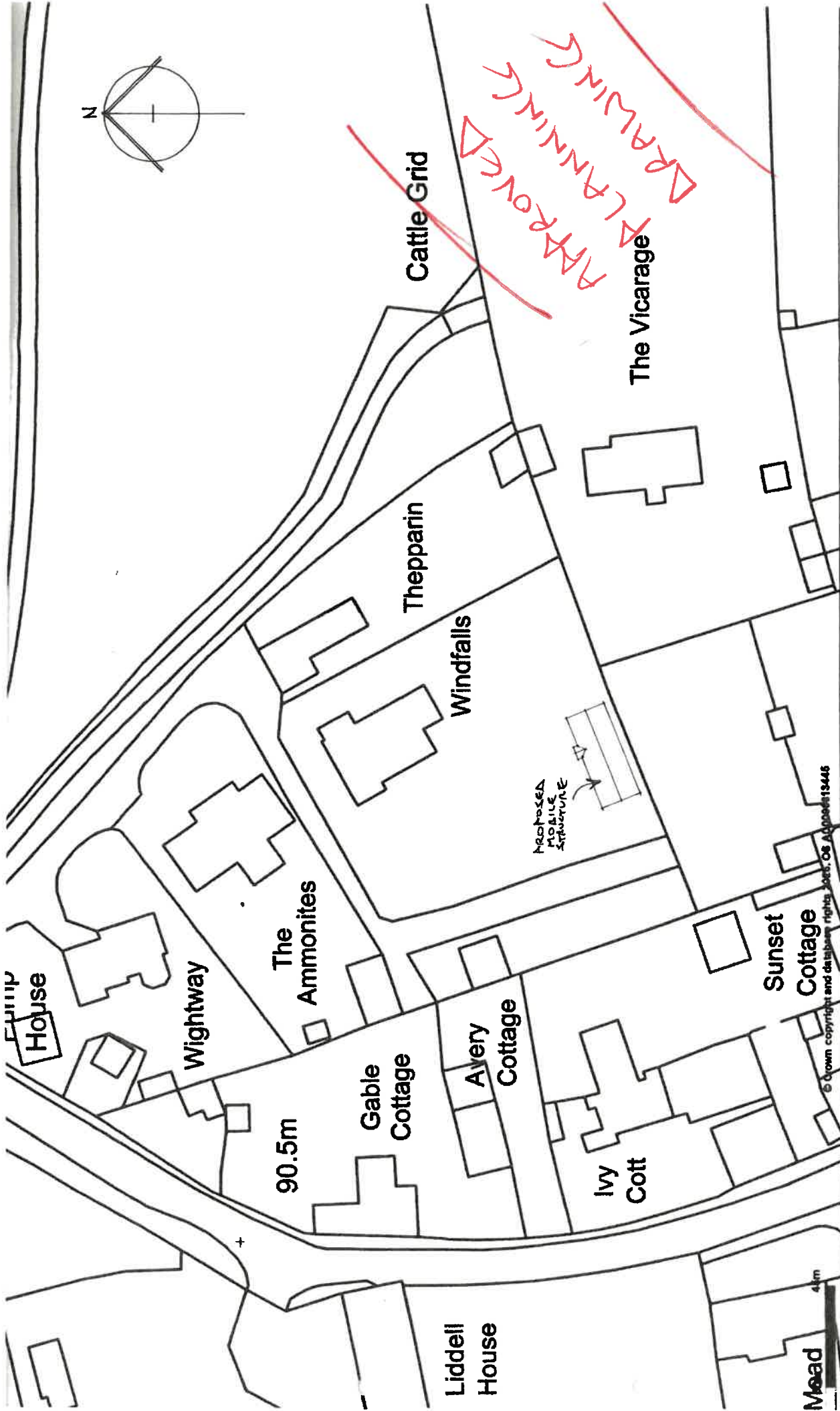
(4) The effect of this certificate is also qualified by the proviso in section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations are begun, in any matters relevant to determining such lawfulness.



ARG. N. 95837/01

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Promap
 LANDMARK INFORMATION



APPROVED
PLANNING
DRAWING

ARG. No. 95837 02

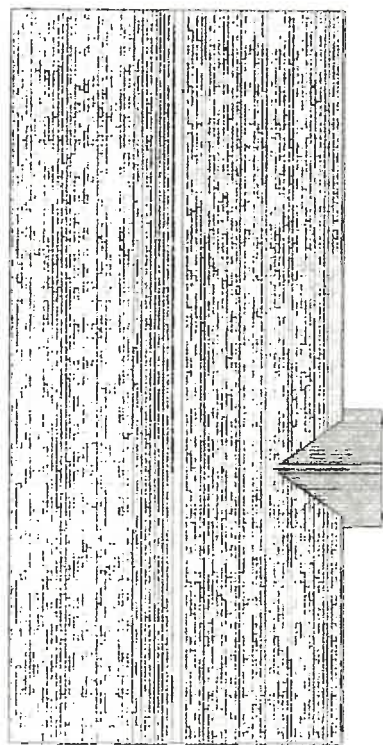
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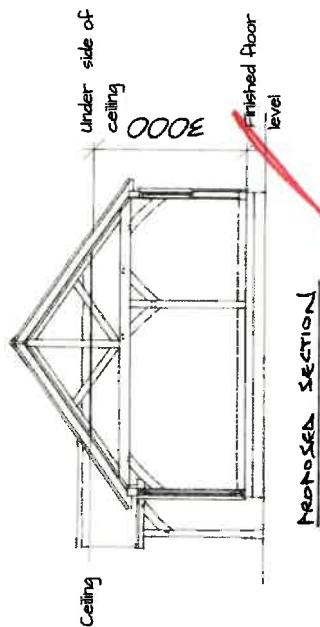
PROPOSED
BLOCK PLAN

Single Unit Caravan

Scale = 1:100 @ A3

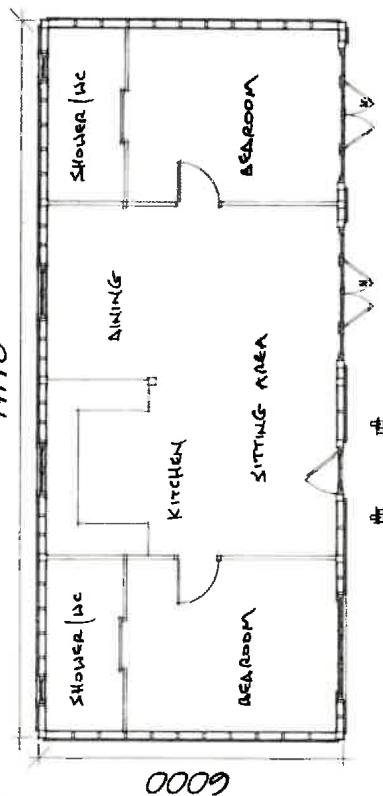


PROPOSED ROOF PLAN



PROPOSED SECTION

14140



PROPOSED FLOOR PLAN

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

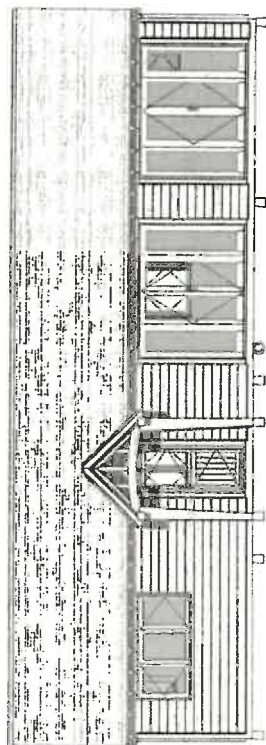
REG. No. 95837 03

95837 - 05/12/25
OV/DH/01B(1)P

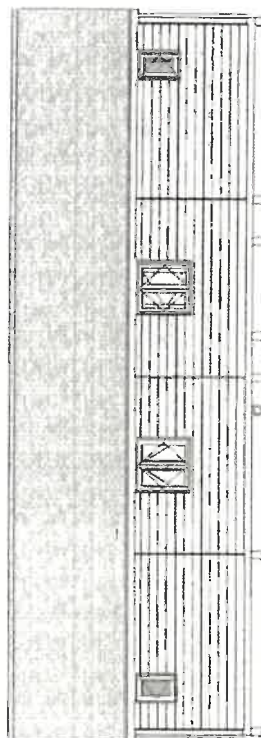
**APPROVED
DRAWING
DRAWING**

Single Unit Caravan

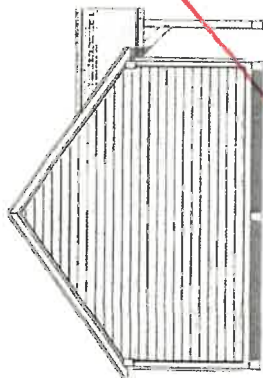
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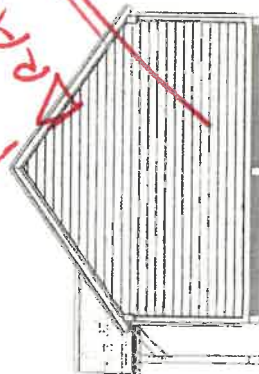
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

**APPROVED
DRAWING**

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

ARG. N. 95837 04

95837 - 05/12/25
OV/DH/01B(1)P



**33) LW/25/0658, The Anchor Inn, Anchor
Lane, Barcombe, BN8 5EA**



Lewes District Council

Planning Services

Southover House, Southover Road, Lewes, East Sussex, BN7 1AB

Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488

www.lewes-eastbourne.gov.uk DX No. 3118 Lewes-1

Ian Fitzpatrick - Director of Regeneration and Planning

Mr J Stackhouse
Prime Oak
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

LW/25/0658

Town and Country Planning Act 1990 – Section 191 & 192

**Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

**The Town and Country Planning (General Permitted
Development) (England) Order 2015**

Certificate of Lawful Use or Development (Proposed)

Lewes District Council hereby certify that on 10 November 2025 the **use/operations/matter** described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and **DELINEATED** on the plan attached to this Certificate, **is lawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

First Schedule

Siting of Mobile Home Structure to Replace Previous Mobile Home Structure and to be Used as Residential Accommodation Associated with Adjoining Public House

Second Schedule

The Anchor Inn Anchor Lane Barcombe East Sussex

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Other Plan(s)	3 February 2026	97685/05 Proposed plans and section
Other Plan(s)	3 February 2026	97685/06 Proposed Elevations

Additional Documents	7 November 2025	Structural Lifting Calculations
Additional Documents	7 November 2025	Supporting Statement
Proposed Floor Plan(s)	7 November 2025	97685/03 - Proposed Ground Floor, Roof Plan and Section
Proposed Roof Plan	7 November 2025	97685/03 - Proposed Ground Floor, Roof Plan and Section
Proposed Section(s)	7 November 2025	97685/03 - Proposed Ground Floor, Roof Plan and Section
Proposed Elevation(s)	7 November 2025	97685/04 - Proposed Elevations
Proposed Block Plan	7 November 2025	97685/02 - Proposed Block Plan
Location Plan	7 November 2025	97685/01 - Site Location Plan
Additional Documents	7 November 2025	Crane Specification
Additional Documents	7 November 2025	Caravan Approval Portfolio

Reason: For the avoidance of doubt and in the interests of proper planning.

The reason(s) for this decision is/are:

The proposal complies with the definition of a caravan in the Caravan Sites and Control of Development Act 1960 (as amended) and the proposed mobile home and use of the land would not constitute operational development or a material change of use within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended).

I Fitzpatrick

Ian Fitzpatrick
Director of Regeneration and Planning
Lewes District Council and Eastbourne Borough Council

Date: 6 March 2026

Please read the attached notes.

Informative(s)

1. For the avoidance of doubt, the approved use is permitted only insofar as it remains ancillary to the existing public house. Any use that extends beyond or operates independently of this ancillary function would fall outside the scope of the Lawful Development Certificate and may constitute a material change of use, for which separate planning permission would be required.

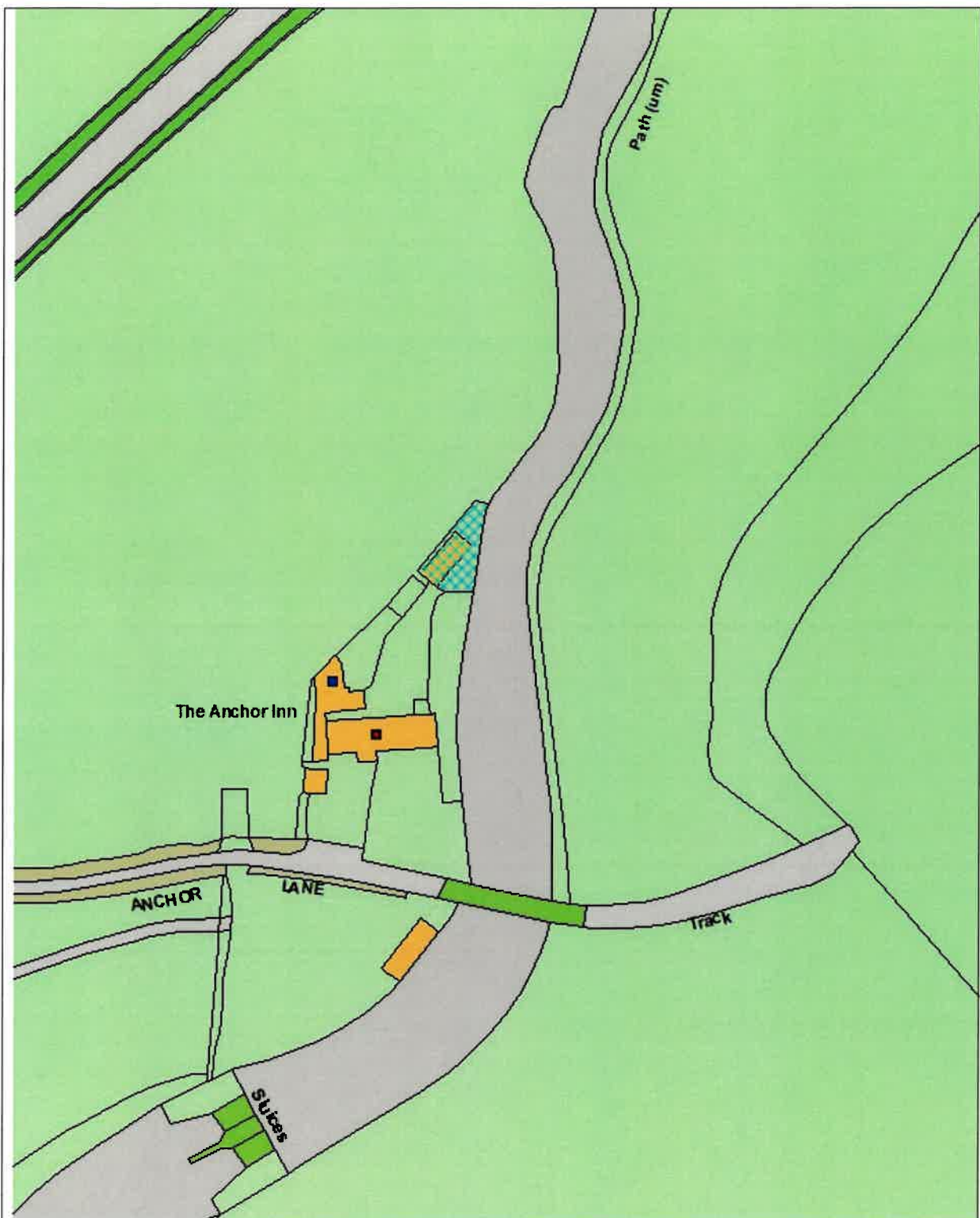
Notes to applicant

Building Regulations – Your attention is drawn to the need for compliance with Building Regulations and the general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance and shall not be taken as granting any licence or approval for any other purposes whatsoever. Your attention is drawn to the Party Wall Act 1996 and your responsibilities to your neighbours under this legislation. Your attention is drawn to the provisions of Section 35 of the East Sussex Act 1981 regarding Access for Fire Brigade.

NOTE:

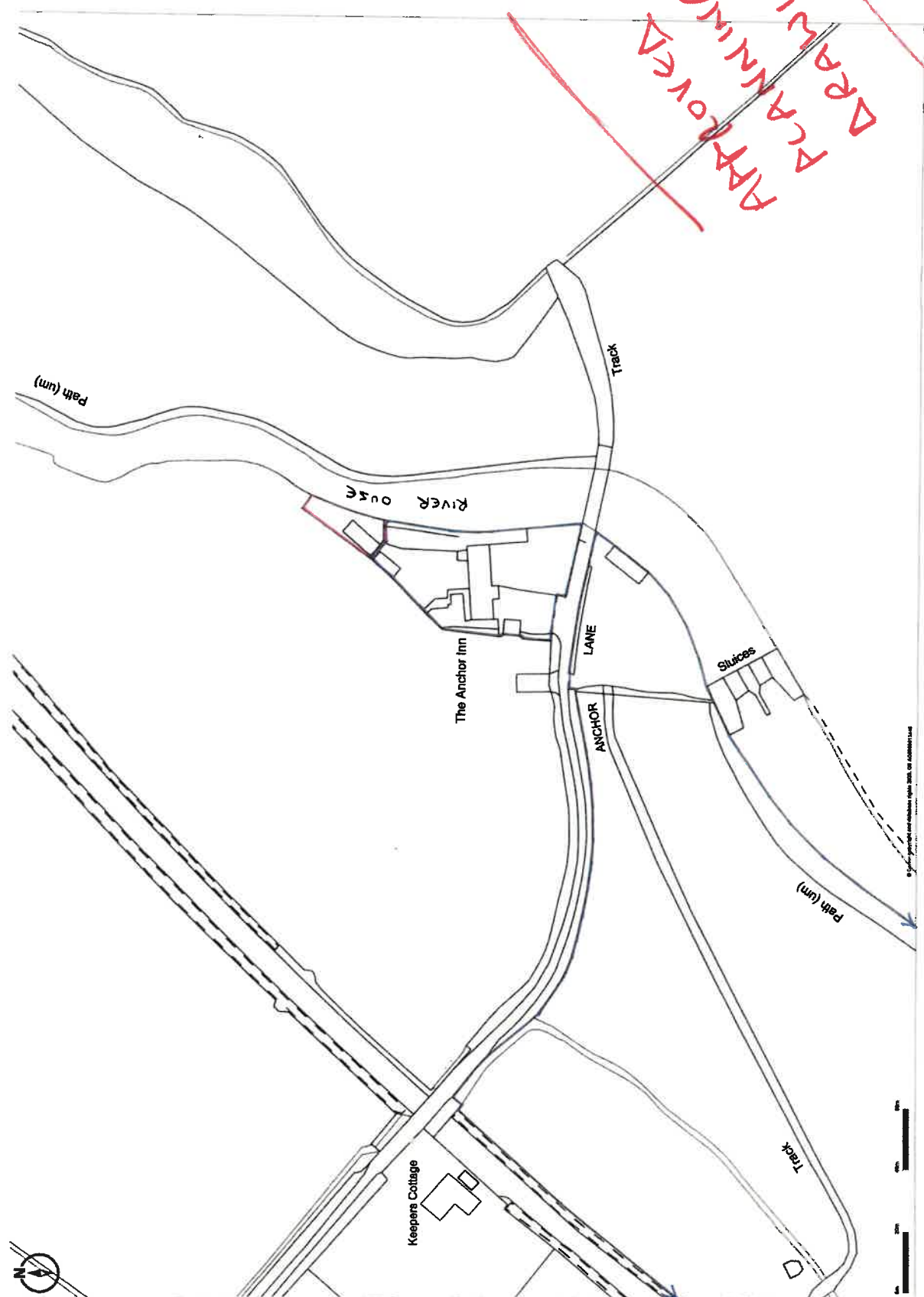
1. This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Schedule 2



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District Council, Licence No. 100019275 (2015) (Not to scale).

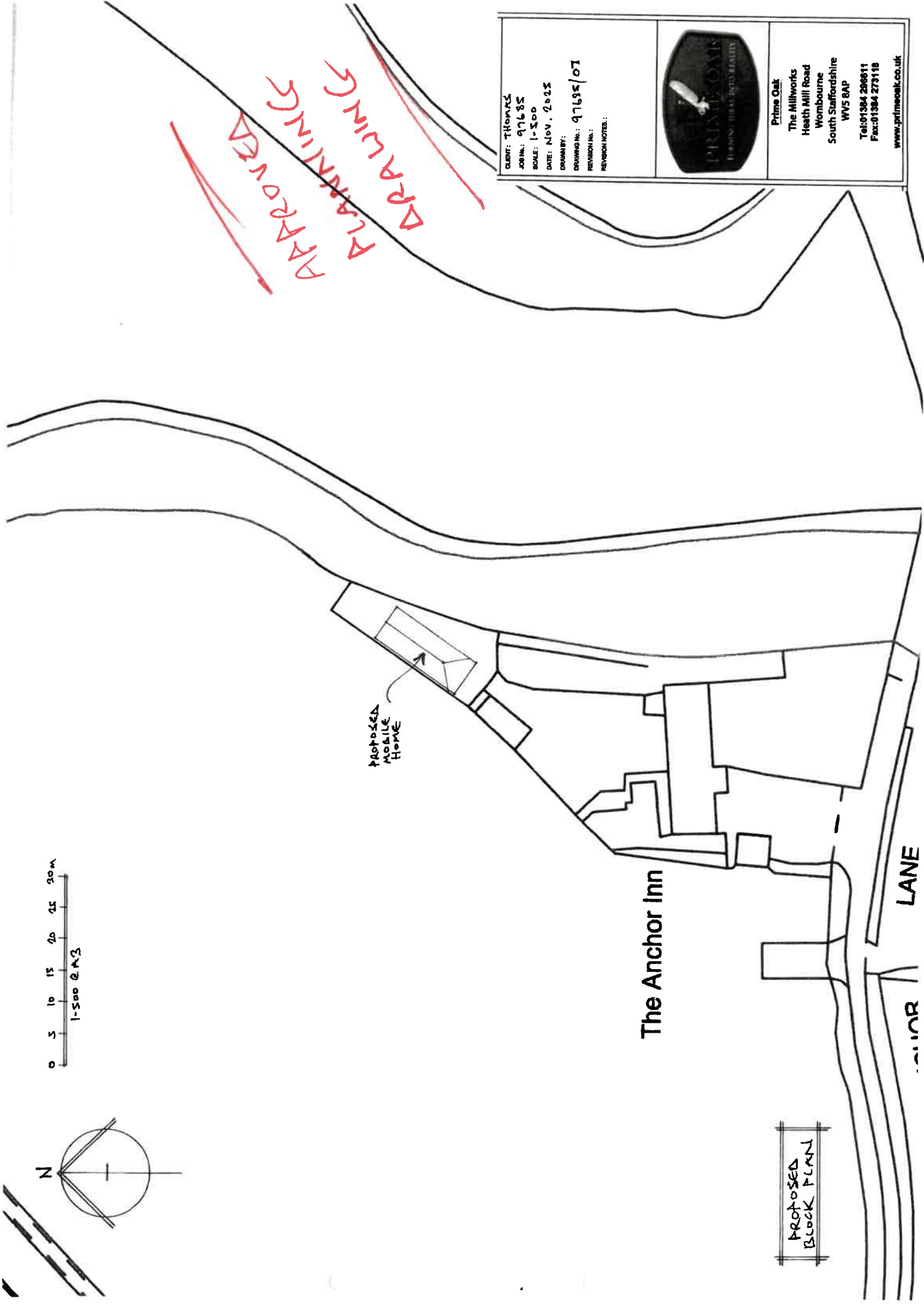
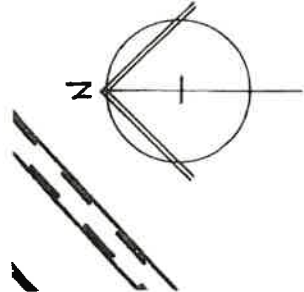


APPROVED
DRAWING
DRAWING

DRG. No. 97685 01



Promap
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Printed Scale - 1:11250 Paper Size - A3
A LANDMARK INFORMATION



The Anchor Inn

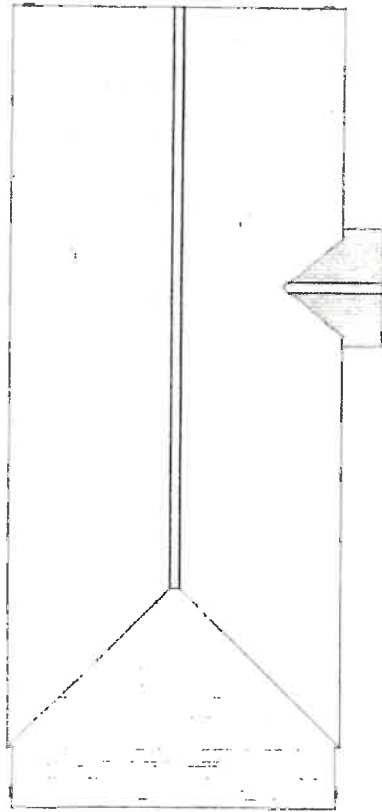
LANE

PROPOSED
BLOCK PLAN

CLIENT: THOMAS JOB NO: 97685 SCALE: 1:500 DATE: Nov, 2025 DRAWN BY: DRAWING NO.: 97685/01 REVISION NO.: REVISION NOTES: .		Prime Oak The Millworks Heath Mill Road Wombourne South Staffordshire WV5 8AP Tel: 01384 206811 Fax: 01384 273118 www.primeroak.co.uk
--	--	---

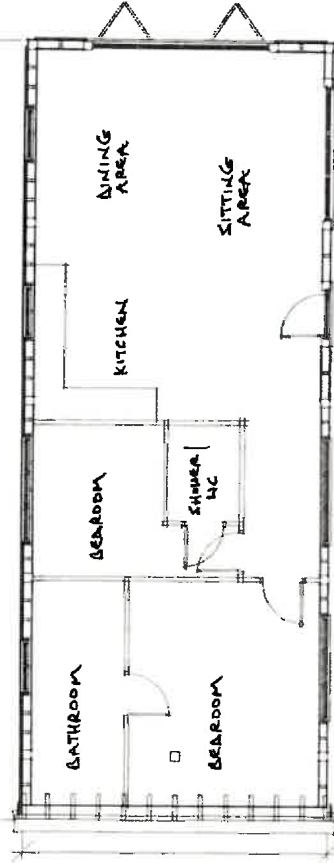
Single Unit Caravan

Scale = 1:100 @ A3



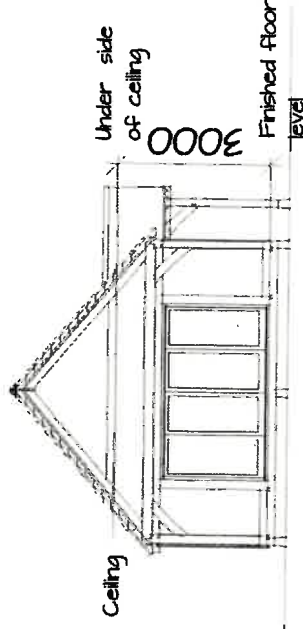
PROPOSED ROOF PLAN

15375



PROPOSED FLOOR PLAN

6000



PROPOSED SECTION

**APPROVED
DRAWING**



97685 - 30/10/25
TT/DOD/02(2)P

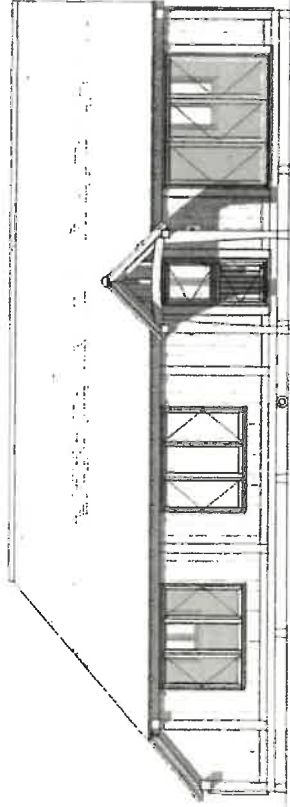
REG. NO. 97685 03

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

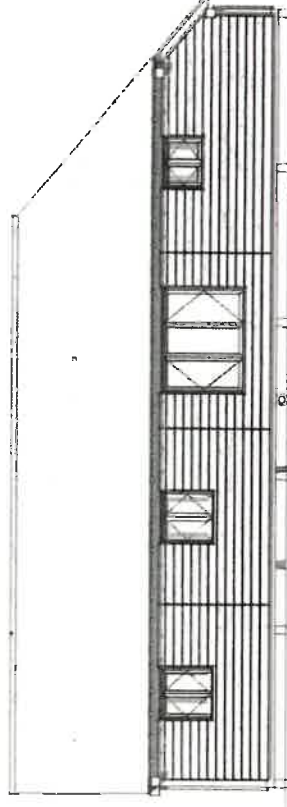
Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

Single Unit Caravan

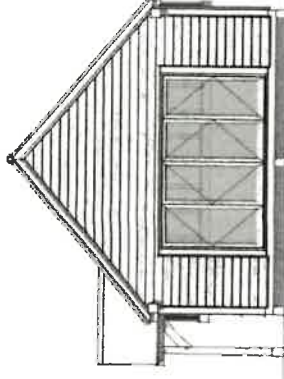
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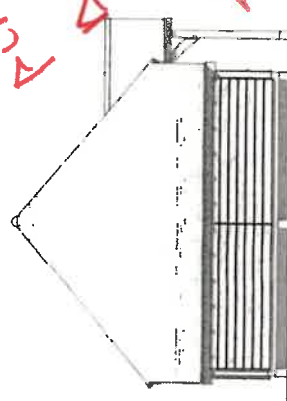
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

APPROVED
PLANNING
DRAWING

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

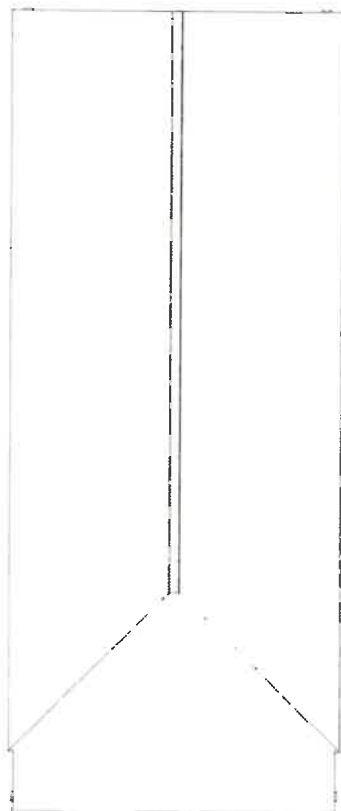
DRG. No. 97685 04

97685 - 30/10/25
TT/DOD/02(1)P



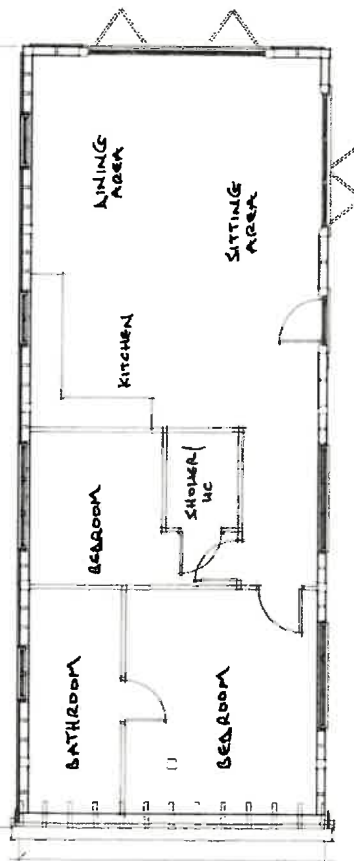
Single Unit Caravan

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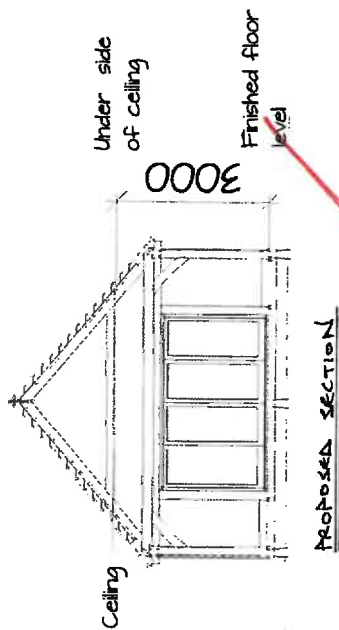


PROPOSED ROOF PLAN

15375



PROPOSED FLOOR PLAN



PROPOSED SECTION

**APPROVED
PLANNING
DRAWING**



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF "THE INSERT" - VERA PRODUCTS

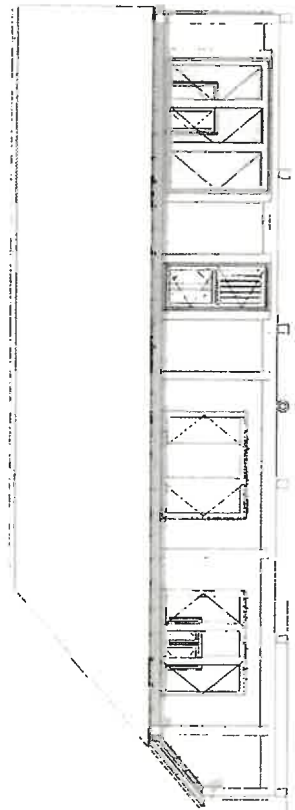
Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

DRG. No. 97635 / 05

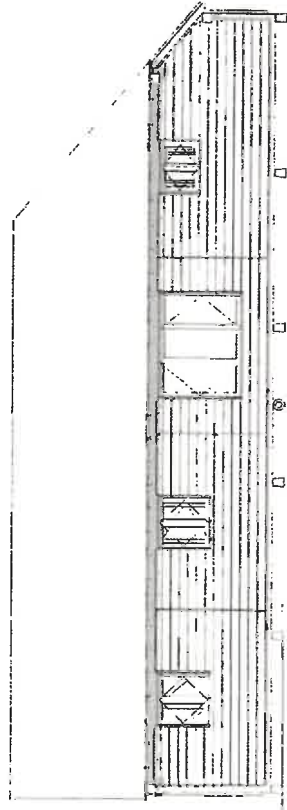
97685 - 20/01/26
T/DOD/02A(2)P

Single Unit Caravan

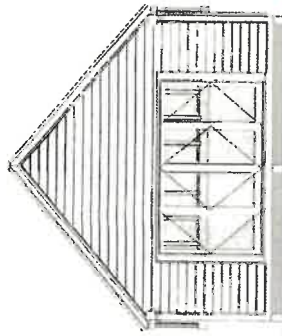
Scale = 1:100 @ A3



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

APPROVED
DRAWING
DRAWING

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE BEST CARAVAN PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

REG. NO. 97685 / 06

97685 - 20/01/26
TT/DOD/02A(1)P



**34) 3/2024/0273, Rock House, Higher
Road, Longridge, PR3 2TW**

Appeal Decision

by D Boffin BSc (Hons), DipTP, MRTPI, DipBldg Cons (RICS), IHBC

an Inspector appointed by the Secretary of State

Decision date: 5th June 2025

Appeal Ref: APP/T2350/X/24/3348793

Rock House Higher Road, Longridge, PRESTON, Lancashire, PR3 2TW

- The appeal is made under section 195 of the Town and Country Planning Act 1990 (as amended) (the 1990 Act) against a refusal to grant a certificate of lawful use or development (LDC).
 - The appeal is made by Prime Oak Ltd against the decision of Ribble Valley Borough Council.
 - The application ref: 3/2024/0273, dated 4 April 2024, was refused by a notice dated 30 May 2024.
 - The application was made under section 192(1)(a) of the 1990 Act.
 - The development for which a LDC is sought is siting of a mobile home to provide ancillary annexe accommodation.
-

This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 1 May 2025.

Decision

1. The appeal is allowed and attached to this decision is a LDC describing the proposed operation which is found to be lawful.

Preliminary Matters

2. The Planning Practice Guidance (PPG) makes clear that an applicant is responsible for providing sufficient information to support an LDC application. It says that in the case of an application for proposed development, an applicant needs to describe the proposal with sufficient clarity and precision to enable a Local Planning Authority to understand exactly what is involved. For the avoidance of doubt, the planning merits of the development are not relevant in this appeal which relates to an application for an LDC. My decision rests on the facts of the case, on relevant planning law and judicial authority. The test of evidence is made on the balance of probability.
3. The description of the development in the banner heading above is taken from the application form.
4. Having considered the evidence submitted, the main considerations in this case, and the particular matters in dispute, I am satisfied that no injustice would be caused to any party in determining the appeal without a site visit. The views of the main parties were, however, sought on this matter before my determination of the appeal. No objections to this were raised.

Main Issue

5. The main issue is whether the Council's decision to refuse to grant an LDC is well-founded.

Reasons

6. The appeal property comprises a detached dwelling in spacious grounds. The proposal involves stationing a mobile home adjacent to a circular drive at the front of the dwelling. The mobile home would contain a kitchenette, sitting and dining areas, 2 bedrooms and ensuite and a home office.
7. There is no dispute that the mobile home would amount to a caravan, having regard to the definitions within the Caravan Sites and Control of Development Act (1960) (the 1960 Act) and the Caravan Sites Act 1968 (as amended) (the 1968 Act). The Council also states within its evidence that the mobile home would be sited within the residential curtilage of Rock House. I have no reason to disagree with those findings.
8. The appellant's evidence states that *'the proposed mobile home would be used and occupied by the family who occupy the main dwelling at Rock House, specifically as additional bedroom and occasional guest bedroom accommodation for family and visiting friends/relatives, an additional sitting and dining area from which to enjoy the garden to the dwelling, and for domestic storage purposes. A home office would also be provided for home working.'*
9. What is proposed here would not be for a purpose incidental to the enjoyment of the dwelling house as it would amount to additional primary living accommodation. Therefore, the proposal would not fall within section 55 (2) (d) of the 1990 Act. However, whether the proposal would entail development does not fall only on that consideration. Section 55 (1) of the 1990 Act provides that "development" includes the making of any material change in the use of any buildings or other land. Providing additional primary living accommodation does not automatically entail that a material change of use would occur. Whether that would be the case would depend on the specifics of any given case and the physical and functional relationship between the existing and proposed accommodation. Essentially, if the accommodation would be used in such a way that it formed an extension to the existing household, as opposed to the creation of a new residential unit then no material change of use would be involved.
10. The proposed block plan submitted with the application shows that the mobile home would be located within the front garden, close to the main house and not separated or fenced off from the dwelling in any way. Whilst separate access could, in theory, be gained from the circular drive that is not what is proposed here. The appeal statement also confirms that the mobile home would have no separate address, post box, utility meters, services, parking, garden area/curtilage or access. Furthermore, the floor plan indicates that there would be no internal access between the side of the mobile home that would house the bedrooms and the side that would house the sitting and dining areas.
11. In my view, all those factors point to a close association between the dwelling and the mobile home and a high degree of dependence of the occupants on the family in the main dwelling. It is the case that the mobile home would contain all the facilities required for day to day living such that it could, in theory, be occupied independently of the main house. Nevertheless, the appellant has clearly stated that would not be the case and, on the balance of probability, the circumstances before me indicate that the occupation of the mobile home would be ancillary to Rock House such that no material change of use would occur.

12. On that basis, I find that the siting of a mobile home to provide ancillary annexe accommodation would not result in a material change of use. Clearly, if an LDC was granted on the basis of a specific set of circumstances and the mobile home was occupied at a future point in a different manner it would be open to the Council to consider whether a material change of use had occurred at that point in time.

Conclusion

13. For the reasons given above I conclude, on the evidence now available, that the Council's deemed refusal to grant an LDC in respect of the proposed siting of a mobile home to provide ancillary annexe accommodation was not well-founded and that the appeal should succeed. I will exercise the powers transferred to me under section 195(2) of the 1990 Act.

D Boffin

INSPECTOR



Lawful Development Certificate

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: ARTICLE 39

IT IS HEREBY CERTIFIED that on 4 April 2024 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and hatched in black on the plan attached to this certificate, was lawful within the meaning of section 191(2) of the Town and Country Planning Act 1990 (as amended), for the following reason:

The proposed use of the mobile home would be ancillary to Rock House such that no material change of use would occur.

Signed

D Boffin

Inspector

Date:

Reference: APP/T2350/X/24/3348793

First Schedule

The siting of a mobile home to provide ancillary annexe accommodation as described with the supporting statement and shown on drawing numbers 92493/02, 92493/03 and 92493/04.

Second Schedule

Land at Rock House Higher Road, PRESTON, PR3 2TW

IMPORTANT NOTES – SEE OVER

NOTES

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use described in the First Schedule taking place on the land specified in the Second Schedule would be lawful, on the certified date and, thus, would not be liable to enforcement action, under section 172 of the 1990 Act, on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.



Plan

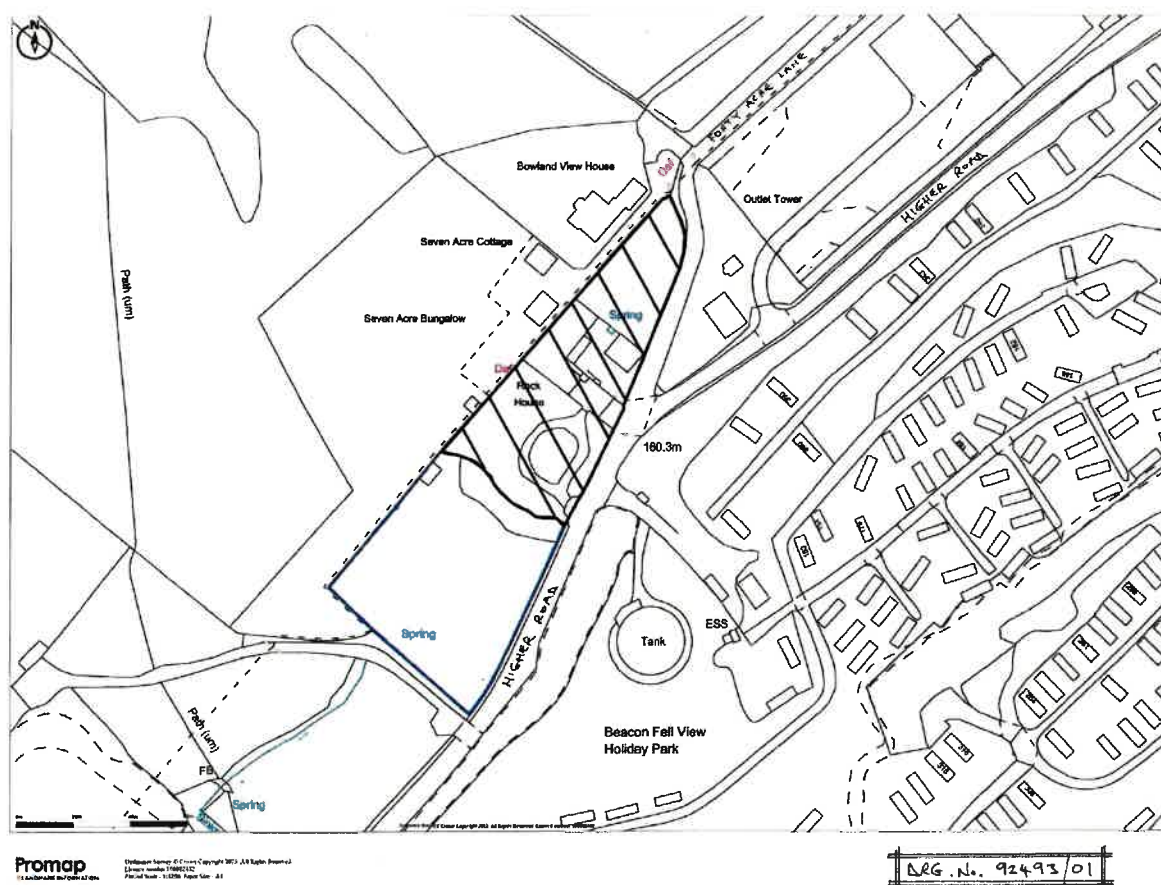
This is the plan referred to in the Lawful Development Certificate dated:

by D Boffin

Land at: Rock House Higher Road, PRESTON, PR3 2TW

Reference: APP/T2350/X/24/3348793

Scale: Not to Scale



Seven Acre Cottage

Seven Acre Bungalow

Spring

Def

Rock House

PROPOSED
MOBILE
HOME

160.3m

ESS

Tank

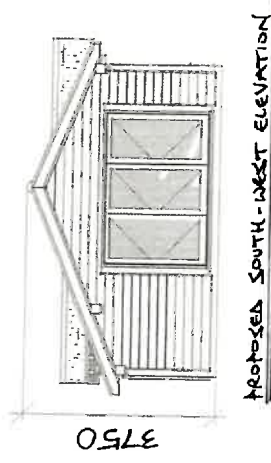
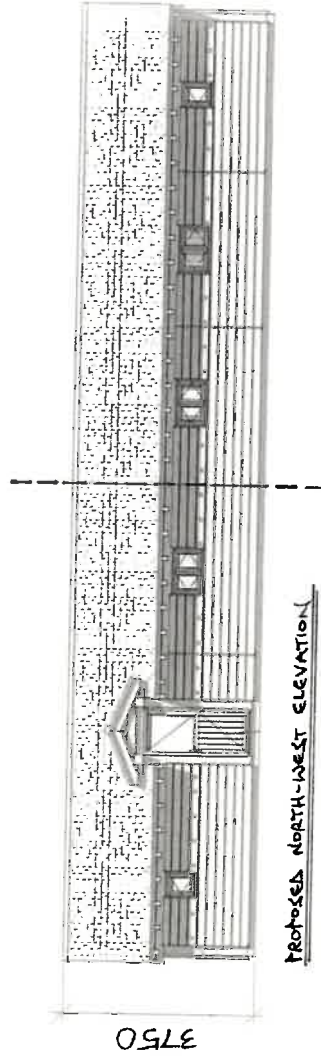
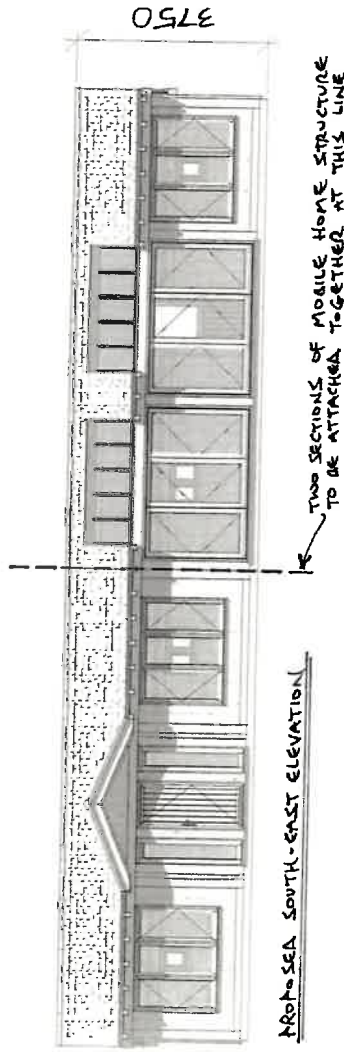
PROPOSED
BLOCK PLAN



Spring

CLIENT: PLUMES JOB No: 92493 SCALE: 1:500 DATE: APRIL 2024 DRAWN BY: DRAWING No: 92493/02 REVISION No: REVISION NOTES:		Prime Oak The Millworks Heath Mill Road Wombourne South Staffordshire WV5 8AP Tel: 01384 298811 Fax: 01384 273118 www.primeoak.co.uk
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Scale = 1:100 @ A3



DRG. No. 92493/03



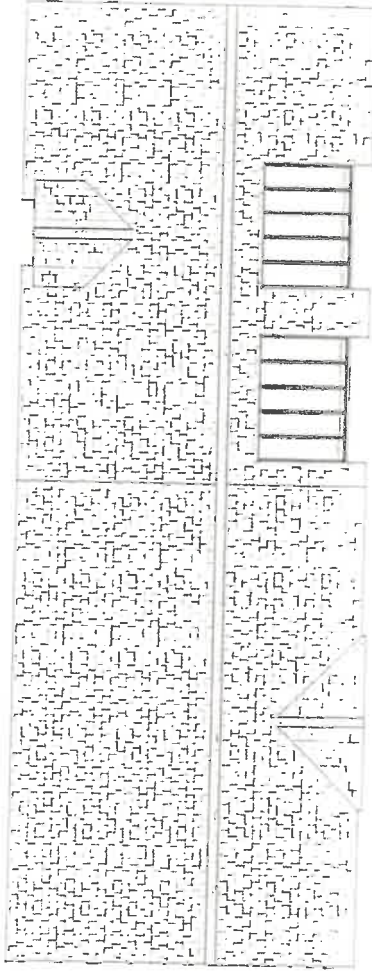
Proposed Elevations

Mrs Ann Plumb 27/03/24

TT/JR/01A(1)P

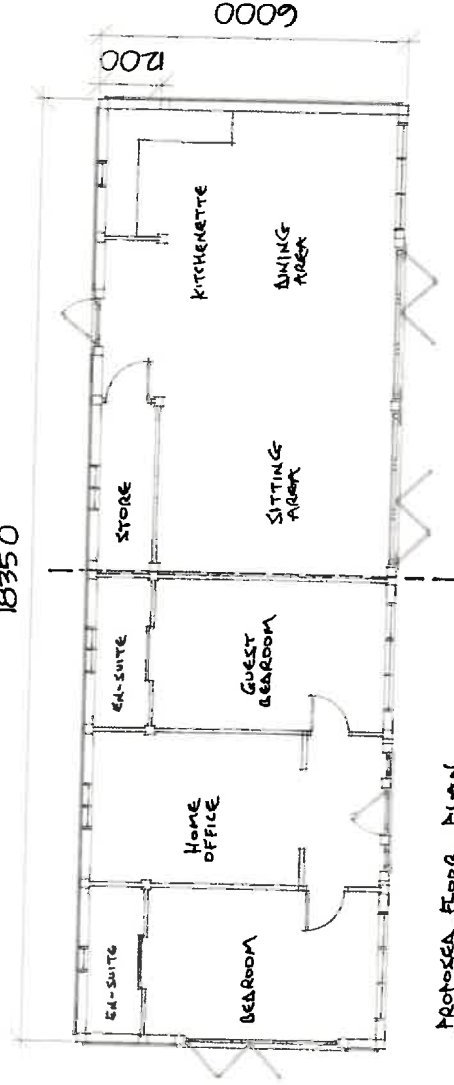
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Scale = 1:100 @ A3



PROPOSED ROOF PLAN

18350



PROPOSED FLOOR PLAN

NOTE: MAXIMUM INTERNAL
HEIGHT FROM FLOOR TO
CEILING = 3.02m

0 5
Dwg. No. 92493 04



Proposed Plans

Mrs Ann Plumb 27/03/24
TT/JR/01A(3)P

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**35) 26/01026/CPL, Wyndhurst, Wollerton,
Market Drayton, TF9 3NB**

DECISION NOTICE

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

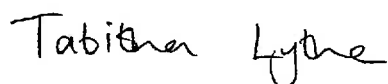
TOWN AND COUNTRY PLANNING ACT 1990, Sections 191 and 192 (as amended by Section 10 of the Planning and Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Location	Wyndhurst, Wollerton, Market Drayton, Shropshire
Proposed Development	Application for a Lawful Development Certificate for the proposed siting of caravan to provide additional ancillary accommodation
Application No.	26/01026/CPL
Date Received	17th March 2026
Applicant	Mr Jack Nethercott
Date of Decision:	25th March 2026

The Shropshire Council hereby certify that on **17th March 2026** the matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this Certificate, is **LAWFUL** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. It is considered by the Local Planning Authority that the proposed siting of a caravan that falls within the definition of a caravan under the Caravan Sites and Control of Development Act 1960 and The Caravan Sites Act 1968 (as amended) within the curtilage of the existing dwelling house known as Wyndhurst (the curtilage being the land as shown edged in red on the submitted location plan drawing no. 97876/01 received by the Local Planning Authority on 17th March 2026) and which is proposed to be used solely as an ancillary annex incidental to the enjoyment of that existing dwelling house (Wyndhurst) as a single dwelling unit would not constitute operational development or a material change of use of land requiring planning permission. Consequently, the proposal is deemed to be lawful.



Tabitha Lythe
Planning and Development Services Manager

Case officer: Richard Denison, Senior Planning Officer, 01743 258758
Northern Team, planning.northern@shropshire.gov.uk - 01743 258940



26/01026/CPL

FIRST SCHEDULE

Application for a Lawful Development Certificate for the proposed siting of caravan to provide additional ancillary accommodation

SECOND SCHEDULE

Wyndhurst Wollerton Market Drayton Shropshire

Notes:

This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any matters relevant to determining such lawfulness.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse planning permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

Where an enforcement notice has already been served in respect of the same or substantially the same development, you must submit any appeal within 28 days of the date of this notice.

If an enforcement notice is served after the date of this notice, relating to the same or substantially the same land and development, you must submit any appeal within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice [12 weeks for a householder appeal], whichever period expires earlier.

Householder applications: if this decision relates to a householder development, any appeal must be submitted within 12 weeks of the date of this notice.

Minor commercial applications: if this decision relates to a minor commercial application, any appeal must be submitted within 12 weeks of the date of this notice.

Advertisement consent: if this decision relates to an application for express advertisement consent, any appeal must be submitted within 8 weeks of the date of receipt of this notice.

All other cases: any appeal must be submitted within 6 months of the date of this notice.

Appeals should be made online via Appeal a planning decision - <https://appeal-planning-decision.service.gov.uk/before-you-start>

If you do not have access to the internet and needs assistance submitting an appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000, who will provide details of available support options.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the process at Make an appeal to the Planning Inspectorate - <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State may allow a longer period for submitting an appeal, but this power is used only in special circumstances that justify the delay.

The Secretary of State need not consider an appeal if it appears that the Local Planning Authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions imposed, having regard to statutory requirements, provisions of any development order, and any relevant directions.

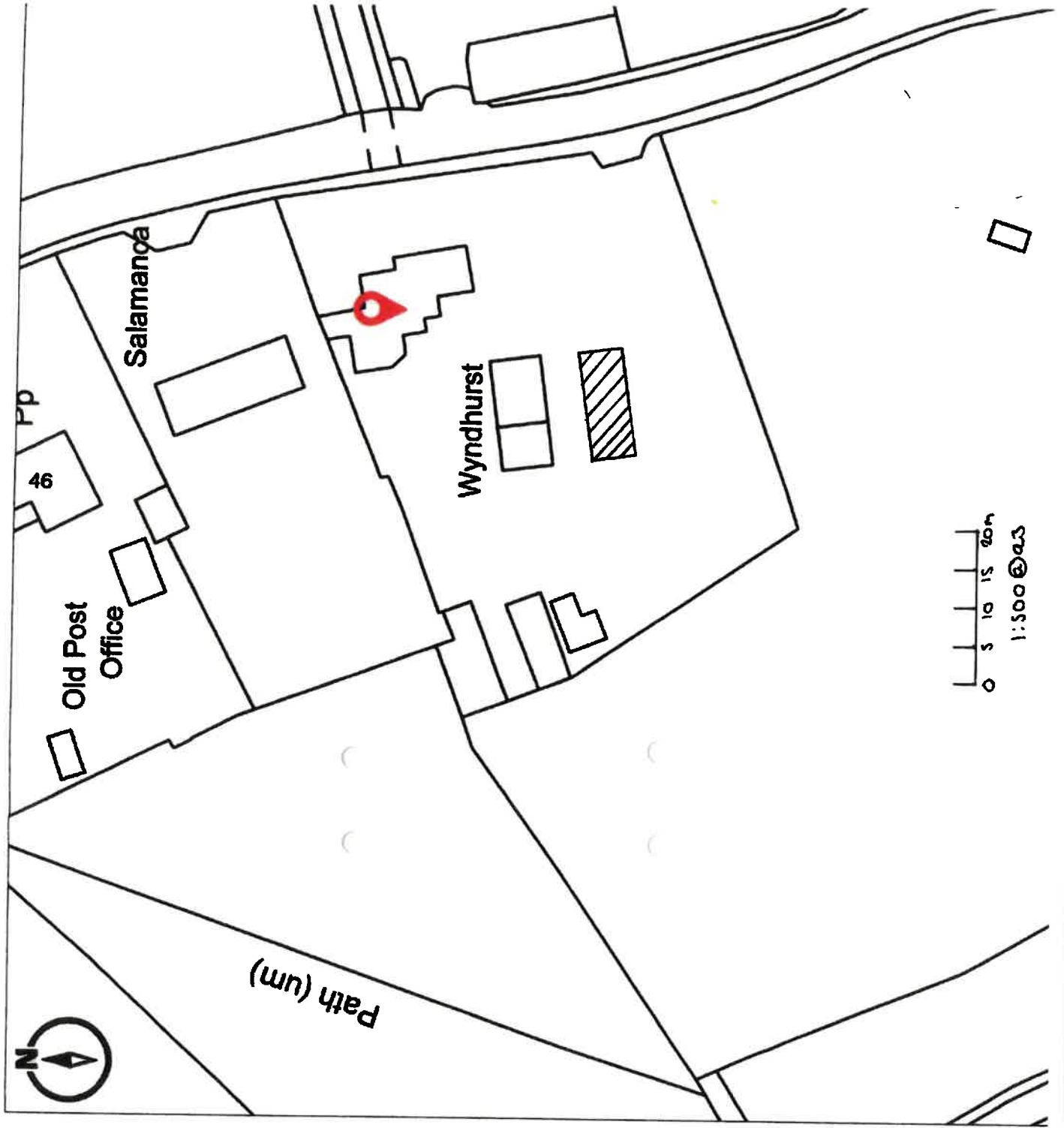
If you intend to submit an appeal and wish it to be determined by way of an inquiry, you must notify both the Local Planning Authority (appeals@shropshire.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further information about this requirement is available on [GOV.UK](https://www.gov.uk).

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council, requiring the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990 (as amended).

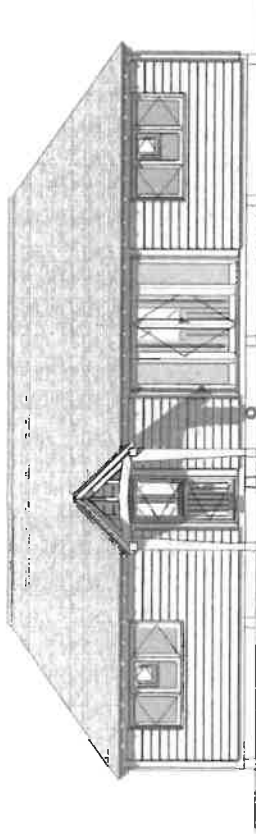
REMOVED



REMOVED BLOCK PLAN, 006, 93376/02

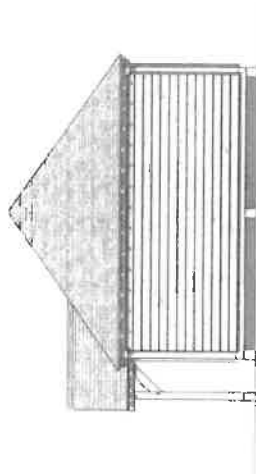
Single Unit Caravan

Scale = 1:100 @ A3
Drg. 97876/03

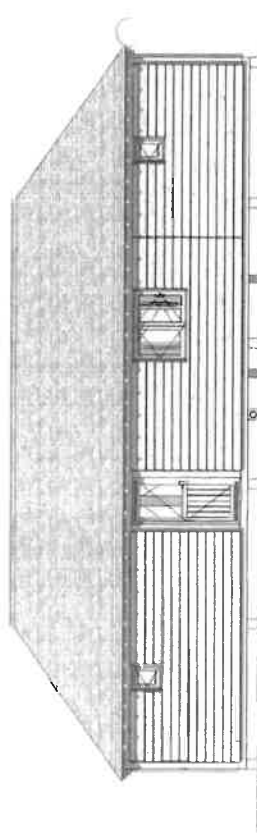


Proposed Front Elevation

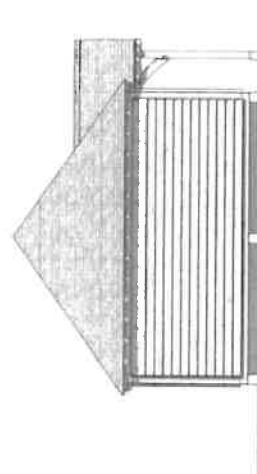
Caravan style Steel Base,
Pick Up" Eyes, Removable Axle & Wheels
Surface sat "Easy Pad" Support Stands



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



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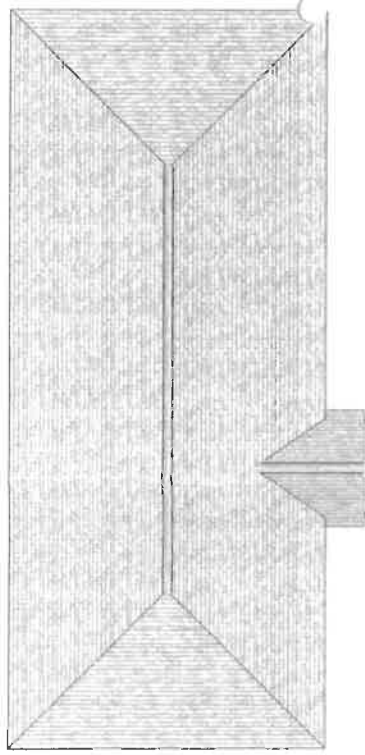
Lightweight Timber Frame Caravan
Proposed Elevations

97876 - 18/02/26
TT/JR/01B(1)P

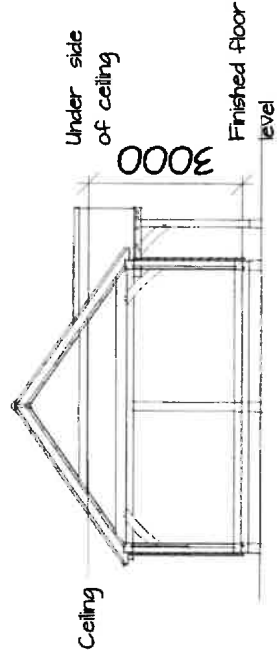
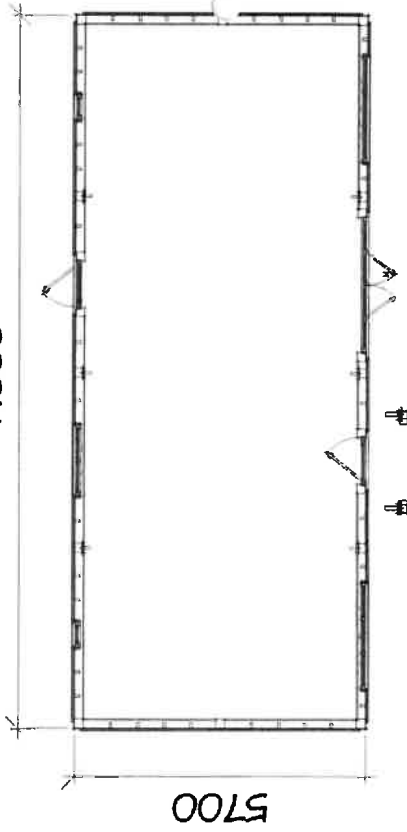
Single Unit Caravan

Scale = 1:100 @ A3

Proposed Roof Plan



Proposed Floor Plan 14000



Proposed Cross-Section showing internal ceiling



Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

97876 - 18/02/26
TT/JR/01B(2)P

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

**36) 2026/0277, 131 Brunwell Street,
Brunwell, Norfolk, NR16 1QY**

The Horizon Centre, Broadland Business Park, Peachman Way,
Norwich, NR7 0WF
Tel 01508 533633 / 01603 430509 Text phone 01508 533622
Freephone 0800 3896109
Email planning@southnorfolkandbroadland.gov.uk
Website www.southnorfolkandbroadland.gov.uk



Applicant

Mr Jonathan Stackhouse
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP
United Kingdom

DECISION NOTICE

Town and Country Planning Act 1990

Reference : 2026/0277
Application Type : Lawful Development - Proposed Use / Development
Applicant : Mr Jonathan Stackhouse
Location : 131 Bunwell Street Bunwell Norfolk NR16 1QY
Proposal : Certificate of lawfulness for proposed siting of mobile caravan structure to provide ancillary annexe accommodation
Date of Decision : 24 February 2026

The Council hereby certify that on 29 January 2026 the proposed use, operation or matter described in the first schedule to this certificate in respect of the land specified in the second schedule to this certificate and edged on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons :

- 1 The mobile unit would be constructed in a way that is consistent with meeting the definition of a caravan, both in terms of S29 of the Caravan Sites and Control of Development Act and S13 of the Caravan Sites Act 1968 as amended (in terms of size). In view of the definitions in legislation and the factors set out in caselaw, the unit would meet the requirements to be a caravan.

Based on the intended occupier and the degree of connectedness between the mobile home and dwelling, the use of the mobile home and land will be sufficiently well linked to the occupation of the main dwelling and is an extension of that residential use of one family.

The proposal, as detailed in the application form, supporting information document, cover letter and drawings/documents referenced Site Location Plan, received 29.01.2026, Block plan received 29.01.2026, Proposed Elevations received 29.01.2026 and Proposed Floor Plans and Sections received 29.01.2026 allow a lawful development certificate to be issued.

First Schedule : Certificate of lawfulness for proposed siting of mobile caravan structure to provide ancillary annexe accommodation

Second Schedule : 131 Bunwell Street Bunwell Norfolk NR16 1QY

Informative

This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the proposed use, operations or matter specified in the first schedule taking place on the land described in the second schedule would be lawful, on the specified date.

This certificate applies only to the extent of the use, operations or matter described in the first schedule and to the land specified in the second schedule and identified on the attached plan. Any use, operations or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the provision in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to the determining such lawfulness.



Assistant Director – Planning

How did we do? Let us know your feedback on the service you received.
<https://www.smartsurvey.co.uk/s/CSANew2021/>

Information relating to appeals against the decision of the Local Planning Authority.

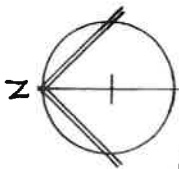
If you are aggrieved by this decision to refuse to grant in whole or in part, a Certificate of Lawful Development, then you can appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990.

Appeals can be made online at <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000



© Crown copyright and database rights 1996. OS AC9000813445
Plotted Scale - 1:1250. Paper Size - A4

ARG. No. 97757 01



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1:500 @ A3

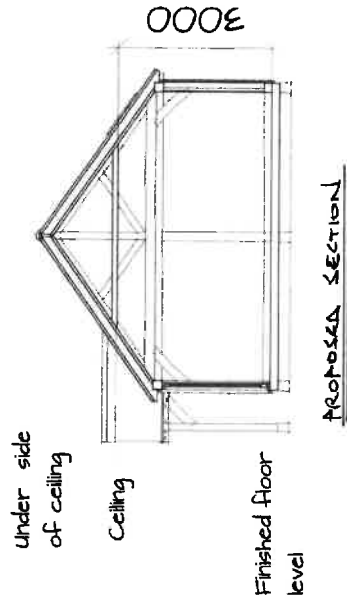
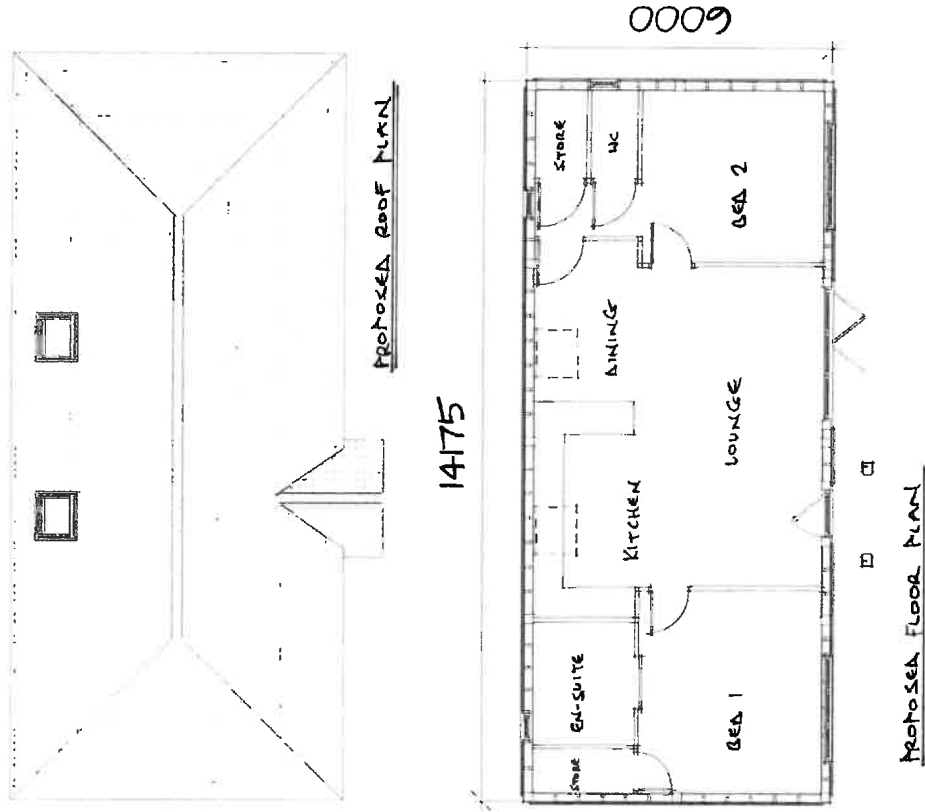
PROPOSED
BLOCK PLAN

DRG. No. 97757 02



Single Unit Caravan

Scale = 1:100 @ A3



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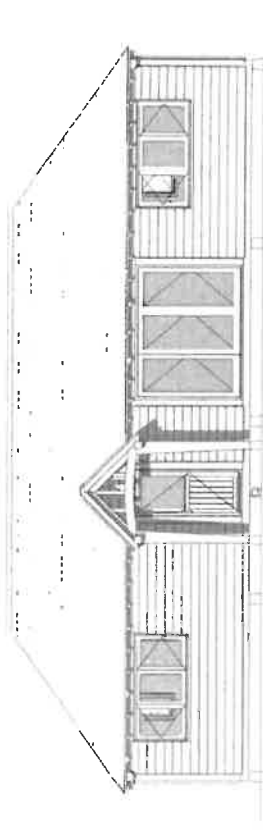
Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

REG. No. 97757/03

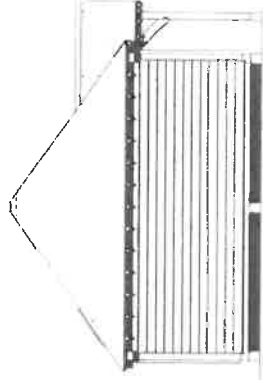
97757 - 16/01/26
BC/DC/01A(2)P

Single Unit Caravan

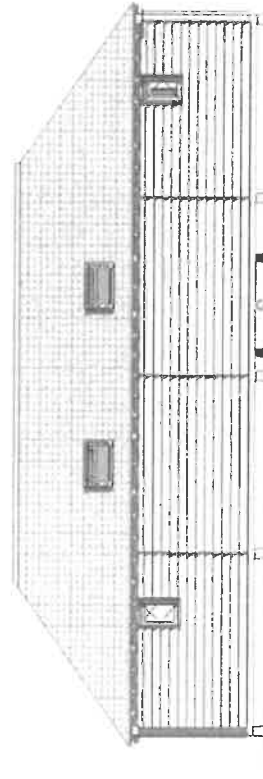
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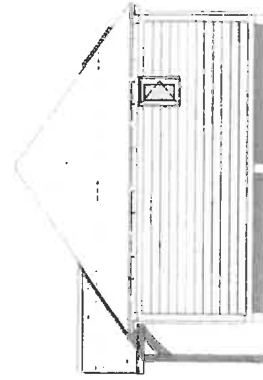
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



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Lightweight Timber Frame Caravan
Proposed Elevations

ARG. No. 97757 04

97757 - 16/01/26
BC/DC/01A(1)P

**37) 25/01464/CLDP, 1 Mount Rise, Kenn,
EX6 7XE**

Tel: 01626 215743
Email: planning@teignbridge.gov.uk
My Ref: 25/01464/CLDP



22 October 2025

Mr J Stackhouse
Julius Bahn
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

Dear Mr Stackhouse

Location: KENN - 1 Mount Rise
Proposal: Siting of mobile structure to provide ancillary annexe accommodation
Applicant: Mr J Stackhouse Julius Bahn

Please find attached the decision notice and officer report for the above planning application together with any other relevant information:

Please note you may also need building regulations approval, for more information visit their website at www.devonbuildingcontrol.gov.uk

Important, this is the only copy of the decision notice you will receive, as we no longer issue paper copies.

All documents may be viewed online at www.teignbridge.gov.uk/planningonline

Agents are requested to pass the information contained in this letter on to your client.

Yours sincerely

Tamsin Cook
Planning Support Manager

IN CORRESPONDENCE PLEASE QUOTE
APPLICATION REF NO: 25/01464/CLDP



TEIGNBRIDGE DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Applicant Mr J Stackhouse
Julius Bahn
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

Agent:

Location: KENN - 1 Mount Rise

Proposal: Siting of mobile structure to provide ancillary annexe accommodation

Teignbridge District Council hereby certifies that on 4 September 2025 the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reasons:

A caravan within the parameters of the legal definition is not operational development and has the status of a chattel. It is therefore the use of the land on which it is stationed which is the matter for determination. The mobile structure is proposed to be sited within domestic curtilage therefore no change of use or development is proposed. The accompanying supporting statement notes that the mobile structure will be used as ancillary accommodation for the host dwelling (1 Mount Rise).

First Schedule

Proposed siting of mobile structure to be used for ancillary accommodation, as described in accompanying Supporting Statement received 4 September 2025

Second Schedule

1 Mount Rise, Kenn, EX6 7XE

Land edged red on site location plan received 4 September 2025

Informative

Further details relating to this certificate, including the Officer's Report can be viewed at www.teignbridge.gov.uk/planningonline

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Teignbridge District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemptions or transitional arrangements are considered to apply:

- BNG does not apply to Certificate of Lawfulness applications.

Dated: 22 October 2025

Ian Perry
Head of Development Management

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the second schedule would have been lawful on the specified date and, thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action
4. The effect of the certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Further notes to accompany Decision Notices

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See www.devonbuildingcontrol.gov.uk for further information.

Disabled Persons

Where any planning permission granted relates to buildings or premises to which the public are to be admitted (whether on payment or otherwise) or to premises in which persons are employed to work, your attention is drawn to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act, 1970 and to the British Standards Institutions Code of Practice for Access for the Disabled to Buildings.

DELEGATED REPORT	
Reference	25/01464/CLDP
Site Address	KENN - 1 Mount Rise
Proposal	Siting of mobile structure to provide ancillary annexe accommodation
Case Officer	Gary Crawford
Officer's Recommendation	Approve
EIA	Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.
BNG	Biodiversity net gain is a legal requirement for planning permissions. Planning applications are required to either provide detailed information proving there will be a biodiversity increase of 10% or explain why they are exempt from doing so. Unless exempt, planning permission is subject to the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)). This development is exempt from the general Biodiversity Gain Condition for the following reason: • BNG does not apply to Certificate of Lawfulness applications.
CIL	This development is not liable for CIL because: ○ This is a Certificate of Lawfulness application and as such is outside the scope of the CIL regulations.
Exe Estuary/Dawlish Warren HRA	N/A
Pre-Commencement Conditions	N/A
Carbon/ Climate Impact	N/A
Reasons Teignbridge District Council hereby certifies that on 4 September 2025 the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reasons:	

A caravan within the parameters of the legal definition is not operational development and has the status of a chattel. It is therefore the use of the land on which it is stationed which is the matter for determination. The mobile structure is proposed to be sited within domestic curtilage therefore no change of use or development is proposed. The accompanying supporting statement notes that the mobile structure will be used as ancillary accommodation for the host dwelling (1 Mount Rise).

First Schedule

Proposed siting of mobile structure to be used for ancillary accommodation, as described in accompanying Supporting Statement received 4 September 2025

Second Schedule

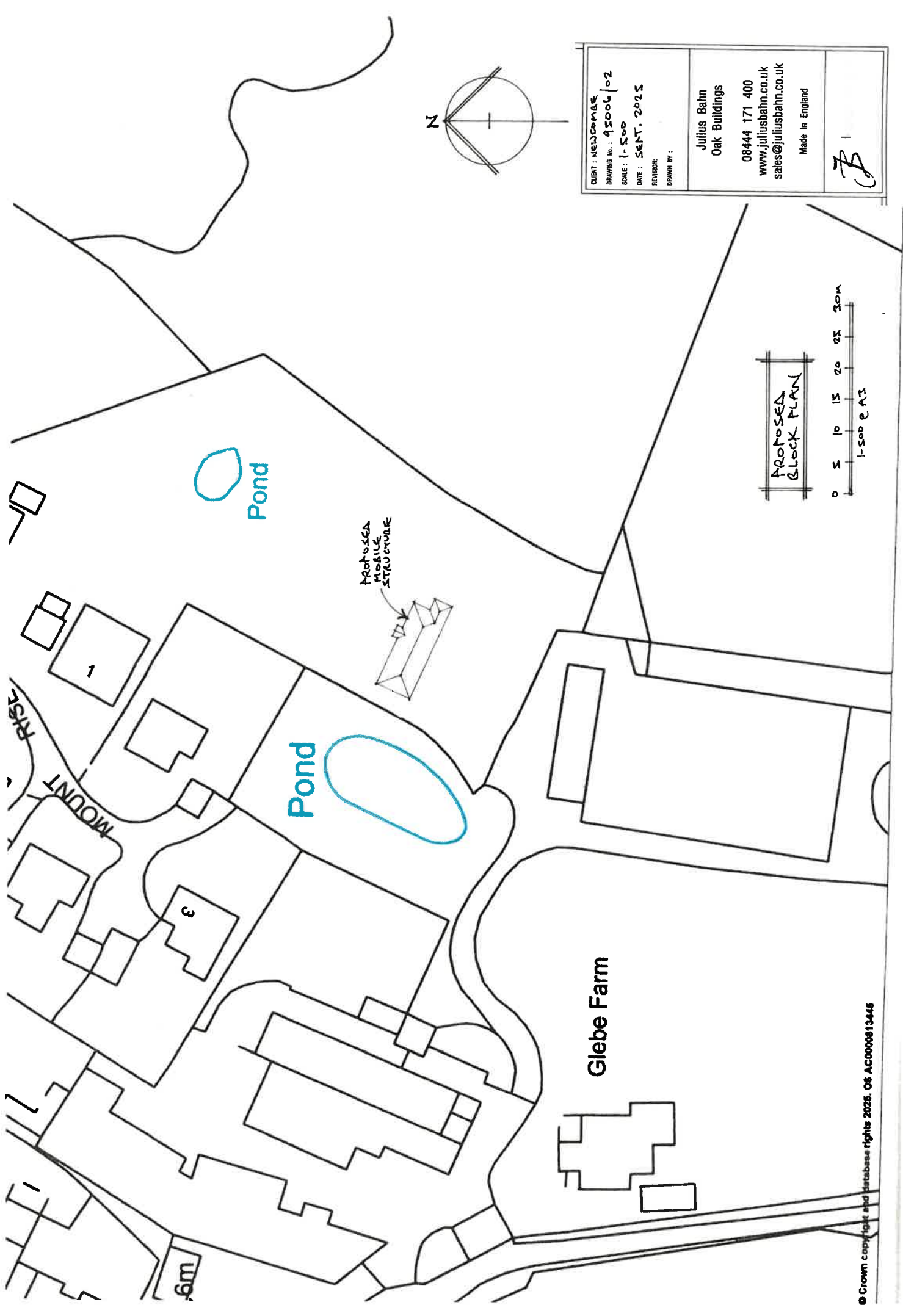
1 Mount Rise, Kenn, EX6 7XE

Land edged red on site location plan received 4 September 2025

Informatives	Further details relating to this planning application, including the approved plans and the Officer's Report, can be viewed at www.teignbridge.gov.uk/planningonline Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Teignbridge District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemptions or transitional arrangements are considered to apply: • BNG does not apply to Certificate of Lawfulness applications.
Relevant site history	80/00912/REM: Extension to form bedrooms with balcony over. Approved 7/7/1980.
Date of Officer Site Visit	21 October 2025

Site description, Proposal (including supporting information)	The application site relates to the garden of 1 Mount Rise, Kenn, a detached dwelling with a large rear garden. The site lies outside of any identified settlement and is located within designated open countryside. This application seeks permission for a Certificate of Lawfulness for the proposed siting of a mobile structure to provide ancillary annexe accommodation. The structure would contain a sitting/garden room, two bedrooms with en-suite bathrooms and a utility/store. The submitted supporting statement details that it is intended that the mobile structure would be used only by the occupiers of 1 Mount Rise for purposes ancillary to that existing dwelling.
Notifications, Representations and issues raised	N/A
Parish / Town Council / Ward Member's comments	N/A
Consultee Responses	N/A
Relevant Planning Guidance/Policy	The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Observations	The proposed mobile structure does not fall within the parameter of the legal definition of operational development and has the status of a chattel. The submitted supporting statement states that the proposed mobile structure falls within the definition of a 'caravan' as set out in the Caravan Sites & Control of Development Act 1960, as amended by the Caravan Sites Act 1968. The supporting statement sets out further that the structure would be constructed as a single unit caravan and whilst the building would be assembled on site, the proposed mobile structure could be lifted intact as one unit. It is therefore the use of the land on which the proposed mobile structure is stationed which is the matter for determination. The proposed mobile structure would be sited within the domestic garden of 1 Mount Rise and therefore no change of use or development is proposed. The accompanying supporting statement notes that the proposed structure would be used and occupied by the family who occupy the main dwelling at 1 Mount Rise, specifically as additional ancillary accommodation to that dwelling. The supporting statement details that the building includes two guest bedrooms for use by other members of the occupants' extended family, who live elsewhere in the UK and USA and who regularly travel some distance to visit and stay over. In addition, the supporting statement states that the sitting area would perform the same function, as well as providing a garden room for the family from which to enjoy their relatively large garden area.

	On the balance of probabilities, it is considered that the proposed siting of a mobile structure to provide ancillary accommodation at 1 Mount Rise would be lawful for planning purposes.
Human Rights Act	The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.
Signing officer's name/date signed	C Stansbury 21.10.2025 I have read the officer's report and agree with the considerations and conclusions made for the reasons set out therein.

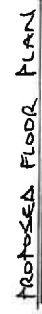


CLIENT : NEWCOMBE DRAWING No. : 95006/02 SCALE : 1-500 DATE : SEPT. 2025 REVISION: DRAWN BY :	Julius Bahn Oak Buildings 08444 171 400 www.juliusbahn.co.uk sales@juliusbahn.co.uk Made in England	1 B
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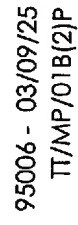
PROPOSED
BLOCK PLAN



Scale = 1:100 @ A3



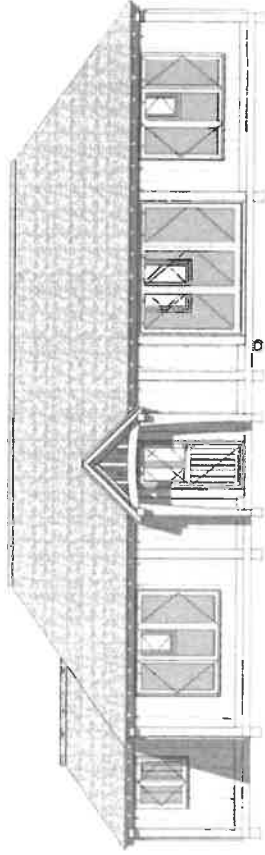
Lightweight Timber Frame Caravan Proposed Plans & Cross Section



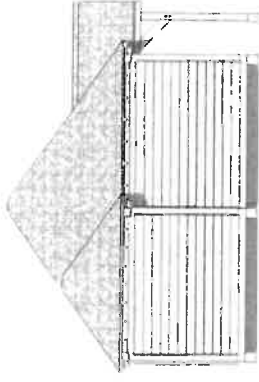
ARG. No. 95006 / 03

Single Unit Caravan

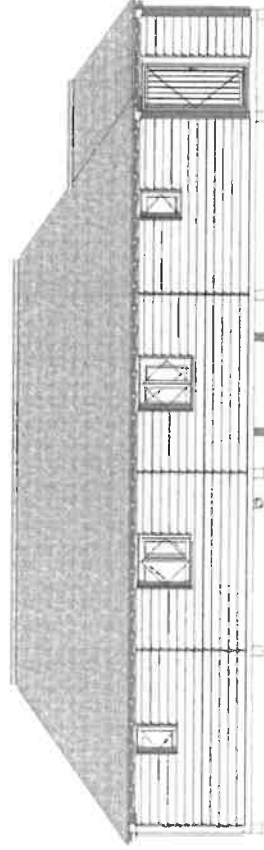
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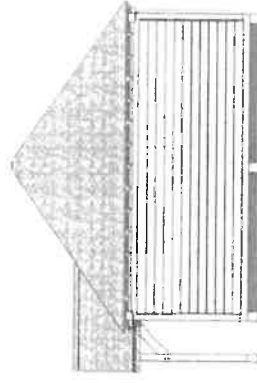
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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Proposed Elevations

Doc. No. 95006/04

95006 - 03/09/25
TT/MP/01B(1)P



**38) 2025/0663/LDP, Rye Hill Lodge, Norton
Junction, Long Buckby, NN6 7PW**



**West
Northamptonshire
Council**

Notice of Decision

**Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management
Procedure) (England) Order 2015: Article 39
Approval of Lawful Development Certificate (Proposed)**

To: Whitlock & Lowe Ltd
C/O
The Millworks
Heath Mill Road
Wombourne
WV5 8AP
FAO: Miss Kiran Purewal

Application No: 2025/0663/LDP

Application Date: 5 February 2025

Date of Decision: 10 April 2025

The WEST NORTHAMPTONSHIRE COUNCIL hereby certify that on 5 February 2025 the proposed development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The proposed development does not constitute development requiring express planning permission .

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gibrat'.

Stephanie Gibrat – Assistant Director of Planning

Checked by:	CP
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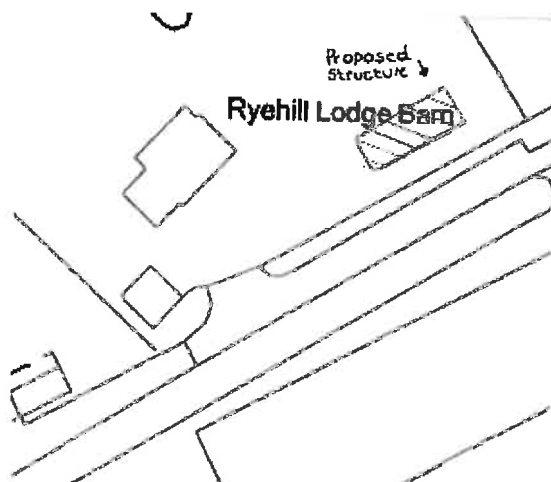
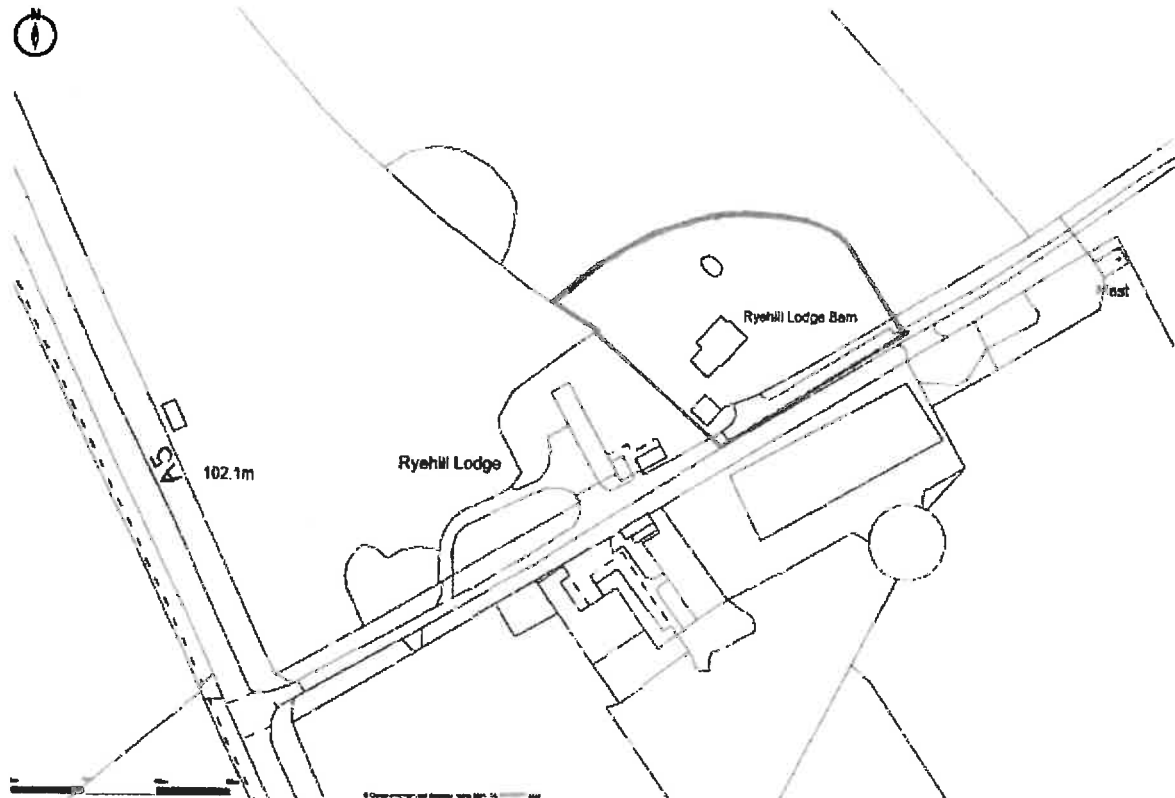
On behalf of WEST NORTHAMPTONSHIRE COUNCIL

FIRST SCHEDULE

Certificate of Lawfulness for proposed development for the siting of a mobile structure to provide ancillary accommodation.

SECOND SCHEDULE

Rye Hill Lodge Norton Junction Long Buckby Wharf NN6 7PW



NOTES

1. This Certificate is issued solely for the purposes of Section 192 of the Town & Country Planning Act 1990 (as amended).
2. It certifies that the use/operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. The Certificate applies only to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operation which is materially different from that/those described or which are related to other land may render the owner and occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness
5. If the applicant is aggrieved by the decision of the Council to issue this Certificate of Lawfulness of Proposed Development in the terms set out, he may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990 (as amended).

NOTES TO APPLICANTS :

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposal or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on at: <https://www.gov.uk/government/organisations/planning-inspectorate>

If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

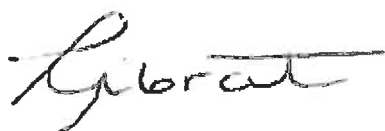
If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will

require the Council to purchase their interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

This permission is granted under the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not confer permission that may be required under any other legislation; e.g. the Building Regulations or the Environmental Health Licensing Regulations. Therefore, the applicant is advised to check the need for further authorisation before starting work.

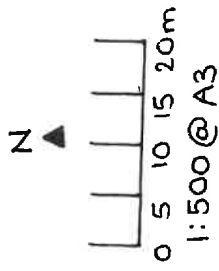
Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gibrat', with a stylized flourish at the end.

Stephanie Gibrat – Assistant Director of Planning

To see the reasons why the above condition(s) was approved/refused please see the Officer's Report which can be viewed on online at: <http://wnc.planning-register.co.uk/>

Proposed Black Plan
Marshall
94879102



Ryehill Lodge

102.1m

Proposed
Structure

Ryehill Lodge Barn

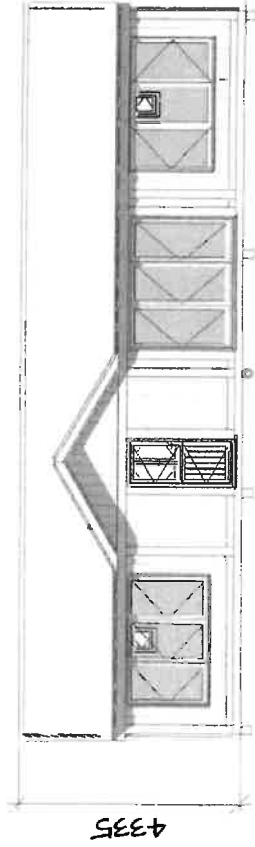
40m

60m

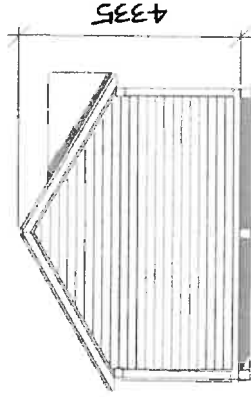
Marshall
94879 / 03

Single Unit Caravan

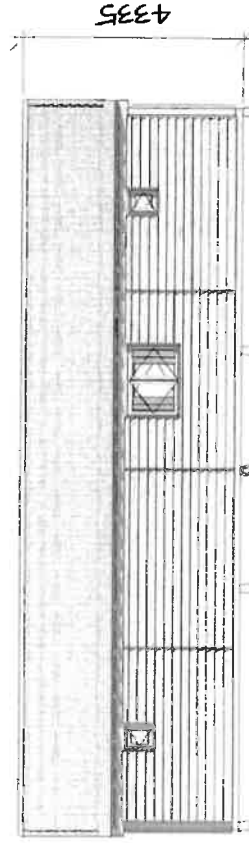
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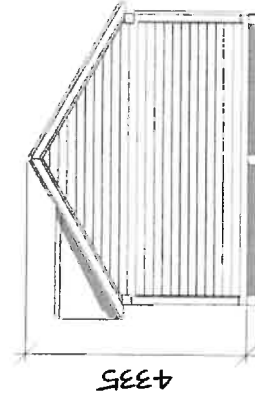
Proposed North West Elevation



Proposed North East Elevation



Proposed South East Elevation



Proposed South West Elevation



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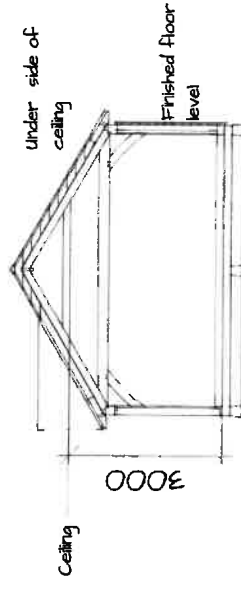
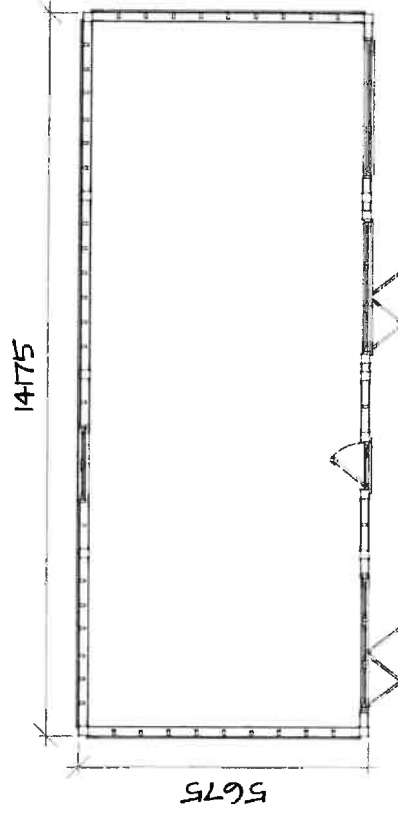
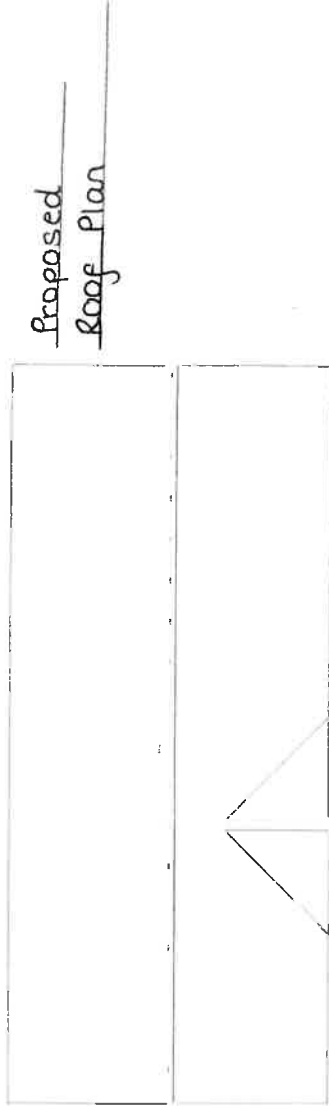
Lightweight Timber Frame Caravan
Proposed Elevations

94879 - 31/01/25
BC/GT/01A(1)P

Marshall
94879/04

Single Unit Caravan

Scale = 1:100 @ A3



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF "THE FINEST" TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94879 - 31/01/25
BC/GT/01A(2)P