From: Simon Moore
Sent: 15 February 2019 16:15
To: Peter Barnett
Subject: Re: AWDM/0157/19 - 53 Underdown Road, Southwick

Flag Status: Flagged

HI Peter,

I have called the company who tell me that the internal height at the ridge is 8ft (2.43m). This is the maximum internal floor to ceiling height of a 12ft wide caravan. We are looking at a 10ft wide caravan which will be lower, maximum internal floor to ceiling height of 2.35m.

The external height allows for the base supports / wheels etc which sit under the caravan.

I hope this clarifys the heights.

Kind regards

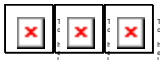
Simon

On Fri, Feb 15, 2019 at 3:59 PM Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Simon
>
> Thanks for the additional information.
>
> The length and width of all Regent variants fall within the required caravan dimensions. The height, whilst given as 3.523m, looks to be the external height. We need the internal height measurement. I can see that you have quoted a height of 2.13m and this appears to have come from the Regent specifications in the brochure but this refers to the minimum ceiling height and is at odds with the weights and dimensions brochure by quite a long way.
>
> I'm afraid that there is still insufficient evidence of the internal height to confirm if the structure will be classed as a caravan and therefore lawful.
>
> Would you therefore please confirm the actual floor to ceiling height.
>
> Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk

Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On Fri, 15 Feb 2019 at 13:31, Simon Moore <simonmooreriba@gmail.com> wrote:

Hi Peter

I don't have a brochure of the exact caravan my clients are looking to buy but the attached is for a new caravan which is very similar in terms of layout and size. This gives an internal height of 2.13m to the eaves and as you can see the roof pitch is such that the maximum ceiling height will be no greater that 2.4m.

Hopefully this answers any questions you have but if you need any more clarification please do not hesitate to come back to me.

Kind regards

Simon

On Fri, Feb 15, 2019 at 10:33 AM Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Simon

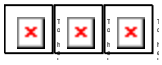
Thanks for your reply. I need clarification on the height please.

You have stated that the height is 3.5m to the apex of the roof from ground level. However, in order to be defined as a caravan, the overall height of the living area (measured internally from the floor at the lowest point to the ceiling at its highest point) must not exceed 10.006 ft (3.05m). I appreciate that the caravan has not been purchased yet but it is important that this measurement is clarified as, if it exceeds 3.05m, the application for a Certificate of Lawfulness will fail.

Do you have a manufacturer's brochure that will confirm the measurements?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On Wed, 13 Feb 2019 at 16:06, Simon Moore <simonmooreriba@gmail.com> wrote:

Hi Peter,

I have responded to your points below -

1. The height will be approximately 3.5m to the apex of the roof from the ground level.
2. The mobile home will be of single construction.

3. The mobile home is a static caravan which will be bought second hand and so will be craned off of a lorry / transporter and into the garden.
4. The mobile home will be set on concrete paving slab bases. The home will have legs / feet at set centres.
5. The home is to give the father some independence but he will be eating with the family in the main house and the kitchen within the mobile home will be for the provision of drinks and snacks, more than full on meals. He will still share the living spaces in the house but will be able to entertain friends and family in the mobile home if he should wish. It will allow independent living whilst still being cared for by the family and being able to share the family house.
6. As my clients have not yet purchased the mobile home there is no floor plan which i can provide. There are countless variations of layouts.

I hope this helps but if you need anything further please do not hesitate to come back to me.

Kind regards

Simon

On Wed, Feb 13, 2019 at 3:47 PM Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Dear Mr Moore

With reference to your recent application for a Certificate of Lawfulness, I shall be grateful if you would provide further information to help with my assessment of the application.

1. Please confirm the height of the mobile home

2. Please confirm if the mobile home is of single construction, a twin unit or otherwise constructed

3. Please confirm that the mobile home will be constructed off site and craned into the garden

4. Please confirm whether the mobile home is to be placed on a concrete base, padstones or some other

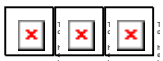
5. Please provide more information in respect of the proposed living arrangements. There must be a functional link between the dwelling and the mobile home in order to show that its use is ancillary. Will the father be using the bathroom in the dwelling? Where is he eating? Where is his food being prepared? Will he be making use of the main dwelling on a regular basis and the mobile home will be predominantly used as sleeping accommodation and for some privacy at other times?

6. Do you have a floor plan of the mobile home?

I look forward to receiving this information as soon as possible.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.