

**SUPPORTING STATEMENT FOR USE OF LAND FOR SITING OF MOBILE HOME
FOR ACCOMMODATION ANCILLARY TO THE MAIN DWELLING AT 129
RUXLEY LANE, EPSOM**

The proposed mobile home will be sited in the curtilage of the property and will contain living accommodation for a relative of the occupants of the main house. It will be sited towards the rear of the back garden, would not be permanently affixed to the ground and can be removed from the land when no longer needed. It will include a kitchen/lounge, bedroom and a bathroom as demonstrated on the floor plan within the application documents. It may be clad with wood to soften its appearance.

Close functional links will be retained with the relatives occupying the main house and the mobile will share utility services with the main house. The key points of the proposal to be emphasised are:

- It would be a movable structure delivered to the site on a lorry and capable of removal
- It would not be permanently affixed to the ground, only services would be connected
- The use of the land would be ancillary to the dwelling known as 129 Ruxley Lane
- The mobile home would be occupied by a relative of the owners of the house
- Close functional links would be retained with the occupants who occupy the main house and whom the relative will rely on for support for their day to day living needs
- The mobile home would not be provided with a private curtilage
- The mobile home would not have a separate postal address
- The mobile home would share the existing dwelling's utility services and would be jointly billed
- There would be no change to the planning unit
- The mobile home can be removed from the site when no longer needed

The proposal would not constitute operational development (a building operation) under Section 55 of the Act, given that the mobile home would remain a mobile and removable structure, that is, a caravan by definition. The siting of the mobile home would rather be considered as a use of the land. It is considered that the main use of the site would be retained as residential without creating a new planning unit.

Furthermore, it would provide ancillary accommodation to the main house without providing a new, separate dwelling that is severed from the main house. The occupier of the proposed building would remain partially dependent upon the facilities of the main house.

The mobile at 129 Ruxley Lane will be in situ for as long as is necessary to meet the needs of the family occupying the main dwelling, and as such this does not mean that the unit will remain there permanently. Indeed, it will be a temporary structure and when it is no longer needed it can be disconnected from utilities and removed from the site. There would be a strong functional relationship between the main dwelling and mobile home which would form a part of and be used interchangeably with the accommodation provided by the main dwelling and the outside amenity space – see photos at the bottom of this statement. In this case, the whole of that planning unit would remain in single family occupation and the proposed additional accommodation for the relative of the occupiers of the main house. Accordingly, it is considered that the proposed use is tied to the main functions of the property as a whole and is therefore likely to be found to be ancillary.