

Oakwood
Ashengrove Road
Easthill
Sevenoaks
Kent
TN156YE

Planning Department
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent
TN13 1HG

14th September 2021

Dear Sir/Madam

**Proposed Lawful Development Certificate – Oakwood, Ashengrove Road, Sevenoaks, Kent
TN156YE**

I write to offer some background information that should provide context to our application.

For clarity, we are applying for a Lawful Development Certificate (LDC) for the stationing of a mobile structure within the residential curtilage of Oakwood.

The structure is to be used as a residential annex for our family to facilitate our accommodation needs whilst reinstatement of the main dwelling is authorised and conducted and to serve occasional family use thereafter.

It is our understanding that planning permission for such a structure is not needed, however, we are eager to seek your formal confirmation with relation to our specific case.

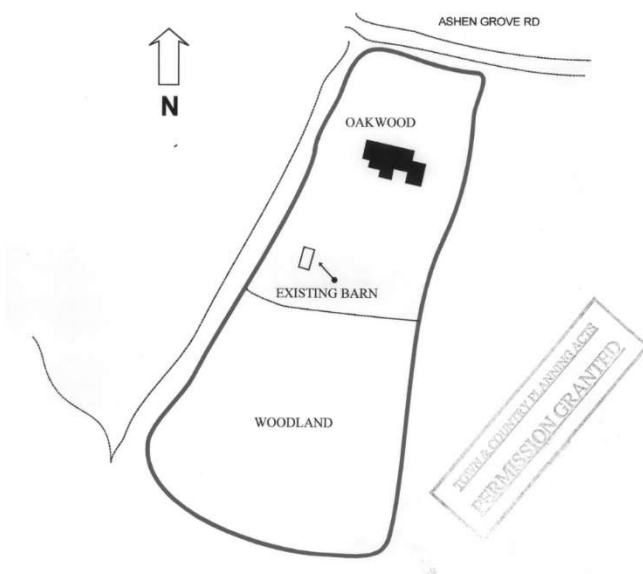
Site

Our property at Oakwood, Ashengrove comprises of a large five-bedroom single storey detached property, sited within approximately 4 acres. The grounds are a mix of lawned gardens with a small woodland to the south. The whole site is bordered by perimeter fencing and as such is completely detached from adjacent properties.

The position of the proposed structure is shown below. This shall require the removal of the permanent building permitted by application No 01/01984/FUL



Above: Aerial image showing the entire property and its boundary. The annotation references the proposed site, together with the size and position of the original barn, prior to its replacement with a smaller building in 2001 from App no: 01/01984/FUL



Left: The site location drawing from granted application 01/01984/FUL

Background

We have owned Oakwood since April 2000 as our main family residence. Unfortunately, due to storm damage in January 2018, the property was rendered uninhabitable, and as such we were relocated to temporary accommodation by our insurers.

We had hoped that we would be able to move back later in 2018, however due to our insurer's negligence and mismanagement of the reinstatement, the main dwelling suffered further damage and has now deteriorated to such a state of disrepair, that a complete rebuild may now be required.

Following a three-and-a-half-year legal battle and an appearance on the BBC's Rip-off Britain, our Insurers have finally settled, however we are now left with a property that requires replacement.

We shall tender a separate application to yourselves for consideration regarding the main dwelling, however, since our temporary accommodation terminates in January 2022, we need to arrange urgent onsite accommodation in the form of an annex to facilitate my family's needs.



Above shows a selection of images that depict the current condition of the main dwelling as left by our insurers. The property has been certified as uninhabitable and hazardous to enter due to the widespread propagation of mould and fungus. Due to the level of damage caused, a complete rebuild has been deemed the most viable option.

Planning History & Proposal

You will note from the property's planning history, that permission was granted to replace a large outbuilding with a more modest structure in 2001. As the more recent building also now requires replacement, we propose to remove it entirely and seek your confirmation that it would be lawful to station a mobile structure in its place.

It is intended that this annex will provide the necessary accommodation for my family during the planning and rebuild of the main dwelling and once completed, the annex will remain solely for ancillary and temporary accommodation to family members using shared services.

Application Summary

The following summarises the grounds for making this application.

- The mobile structure would be stationed within the curtilage of Oakwood.
- Its structure meets the definition of a caravan in terms of its design, mobility, size and construction.
- The mobile structure would be placed on the land and would not be fixed to the ground.
- The mobile home would be used as an annexe by family members as an integral part of the overall use of the property as a single dwelling.
- It would share services, facilities, and access with the house.
- The structure would not be used as a separate dwelling.
- The proposed use would not constitute development requiring planning permission because the property would remain a single planning unit and either:
 1. the use would be an integral part of the main use of the planning unit as a single dwelling house in single family occupation and, therefore, would not involve a material change of use of the land, or:
 2. the use would be a use of land within the curtilage of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as such.

I therefore consider that a Certificate of Lawful Development – (proposed) for the stationing of the mobile home for use as a residential annex should be issued.

I trust that this will assist you with your decision, however, should you need any further information, please don't hesitate to contact me directly.

Yours Faithfully

Andrew Miller