

**PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - GENERAL**

Valid Date: 15 July 2022

Expiry Date: 9 September 2022

|                                     |  |                                |
|-------------------------------------|--|--------------------------------|
| <b>Application Ref.</b>             | 22/00943/CTP   |                                |
| <b>Site Address</b>                 | Racher House Doncaster Road Oldcotes Worksop Nottinghamshire   |                                |
| <b>Proposal</b>                     | Construct Garden Annex to Accommodate Visiting Friends and Family  |                                |
| <b>Case Officer</b>                 | Daniel Galpin  |                                |
| <b>Decision Level</b>               | Delegated  |                                |
| <b>Recommendation</b>               | Grant  |                                |
| <b>Reason(s) for PCG referral</b>   |  |                                |
| <b>PCG Sign off and date</b>        |  |                                |
|                                     | <b>Signature</b>   | <b>Date</b>                    |
| <b>Case Officer</b>                 |   | 6 <sup>th</sup> September 2022 |
| <b>Authorised signing Manager</b>   |   | 7 <sup>th</sup> September 2022 |
| <b>Policy Considerations</b>        | Section 55(2) of the Town and Country Planning Act 1990 Act lists operations and uses of land that, for the purposes of the 1990 Act, shall not be taken to involve development of the land. This includes at S55 (2) (d) the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such. |                                |
| <b>Other relevant guidance/SPDs</b> | N/A  |                                |
| <b>Relevant Planning History</b>    | N/A  |                                |
| <b>Consultation date(s)</b>         | N/A  |                                |

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| <b>Summary of Consultation Responses</b> | N/A  |
| <b>Summary of Publicity</b>              | N/A  |
| <b>Site Context</b>                      | Racher House is a detached dwelling situated within the Oldcotes Conversation Area. The dwelling is situated off Doncaster Road (A60) close to the intersection with Blyth Road and Maltby Road (A634). There are two Grade II Listed Buildings to the north-west and a positively designed building within the Oldcotes Conversation Area to the south of the application site.   |
| <b>The Proposal</b>                      | A Certificate of Lawful Development is being sought for the placement of a static caravan to the rear of Racher House. The applicant has stated that the primary of function of this static caravan would be for visiting friends and family. A production specification has been submitted with the application confirming that the product that will be sited meets the definition of a static caravan.  |
| <b>Assessment of Proposal</b>            | <p>Section 192(1) states "If any person wishes to ascertain whether –</p> <p>(a) Any proposed use of buildings or other land; or</p> <p>(b) Any operations proposed to be carried out in, on, over or under land would be lawful, he may make an application for the purpose to the local planning authority specifying the land describing the use or operations question."</p> <p>Section 55(2) of the Town and Country Planning Act 1990 Act lists operations and uses of land that, for the purposes of the 1990 Act, shall not be taken to involve development of the land. This includes at S55 (2) (d) the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such.</p> <p>The siting of a static caravan on land is a "use of land" rather than operational development and therefore this application seeks confirmation that the proposal complies with S55 (2) (d) of the Act and does not involve "development of land". As it is not "development" it can be carried out without planning permission.</p> <p>From the information submitted by the applicant including the production specification, it is considered that the static caravan would fall within the remit of the relevant legislation outlined above.</p> <p><b><u>Conclusion/Planning Balance</u></b></p> <p>The decision maker having reviewed the evidence, hereby certifies that the proposed siting of a static caravan described in Schedule 1 hereto in respect of the land specified in the Schedule 2 hereto and edged in red 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 reason:</p> <p>The siting of a caravan on land is a "use of land" rather than operational development and therefore the proposal complies with S55 (2) (d) of the Act and does not involve "development of land". As it is not "development" it can be carried out without planning permission.</p> <p>The siting of a caravan on land is a "use of land" rather than operational development and therefore the proposal complies with S55 (2) (d) of the Act and does not involve "development of land". As it is not "development" it can be carried</p> |

out without planning permission.

Schedule 1: Lawful Development Certificate for the construction of a garden annex to accommodate visiting friends and family

Schedule 2: Racher House, Doncaster Road, Oldcotes, Nottinghamshire, S81 8HT