



Access Planning and Design Ltd

San Michel, Trevarnon Lane, Connor Downs,
Hayle, Cornwall, TR27 5DL
Tel: 01736 754946 info@accesspd.co.uk
Company No: 9309902

Cornwall Council Householder Team
Planning and Sustainable Development
Service
Cornwall Council
Dolcoath Avenue
Camborne
TR14 8SX

Date: 26/01/2024

Our Reference: 2023-010/DWS/PL1

Your Reference:

Dear Sir/Madam,

**Re: Proposed replacement mobile home at Venwyn Farmhouse, Laity Lane,
Carbis Bay, St Ives, Cornwall, TR26 3HN**

My client is proposing to replace an existing mobile home, see photo below, sited within their residential curtilage, as established under previous planning permission PA21/07015, with a larger (15mx5m) more energy efficient model.



Existing mobile home on site of proposed replacement

The intention is that the new mobile home will also utilise external materials that will be more in keeping with the site's location within an Area of Great Landscape Value than the current unit.

We understand that planning permission is not required for a replacement mobile home and seek your confirmation.

The following constitute the grounds for making the application:

The replacement mobile home would be stationed in the same location, within the residential curtilage, as the current unit it will replace.

The replacement mobile home would remain within the definition of a caravan in terms of its design, mobility, construction and size (i.e does not exceed a length of 20 metres, width of 6.8 metres or would have an internal floor to ceiling height greater than 3.05 metres).

The mobile home would be placed on the land and would not be fixed to the ground.

The mobile home would be used as an annexe by a family member(s) 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 mobile home will utilise the existing foul drainage system of the current unit and a new surface water soakaway will be constructed within the garden.

The mobile home would not be used as a separate dwelling.

The mobile unit will be used by family members as overflow accommodation ancillary to the main dwelling. One of their children is being assessed for ASD and sometimes requires a quiet space away from the main family unit. The mobile unit will also be used as office space for one of the adult family members.

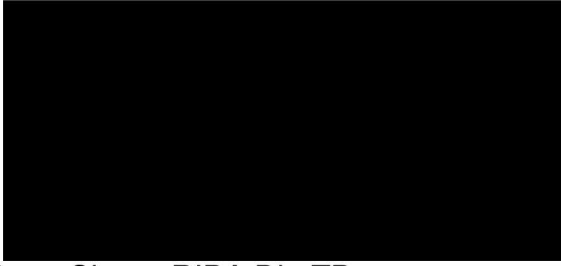
The mobile unit will be ancillary to the main dwelling. The mobile unit will be dependent and subordinate to the main dwelling in that all domestic requirements such as cooking, laundry and washing will be carried out within the main dwelling.

The proposed use would not constitute development requiring planning permission because the property would remain a single planning unit and 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.

The enclosed plans show the location of both the existing and proposed units, within the curtilage of the dwelling house.

Please contact me if you require any further information to support this application.

Yours faithfully



Dave Slatter RIBA Dip TP