

**Agent**

Ms Kim Blunt  
Southern Planning Practice Ltd  
Youngs Yard  
Churchfields  
Twyford  
Winchester  
SO21 1NN

**Applicant**

Mr & Mrs Jeffray  
c/o agent  
Youngs Yard Churchfields  
Twyford  
Winchester  
SO21 1NN

## DECISION NOTICE

Town and Country Planning Act 1990

**Reference :** 2020/0704  
**Application Type :** Lawful Development - Proposed Use / Development  
**Applicant :** Mr & Mrs Jeffray  
**Location :** Three Ways Edges Lane Morningthorpe NR15 2QJ  
**Proposal :** Certificate of lawful use (proposed) for stationing of a mobile home family annexe for use incidental to the main dwelling  
**Date of Decision :** 3 May 2020

South Norfolk District Council hereby certify that on 21 April 2020 the use, operation or matter described in the first schedule to this certificate in respect of the land specified in the second schedule to this certificate and edged on the plan attached to this certificate, are lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons :

- 1 The mobile home family annexe would be constructed in a way that is consistent with meeting the definition of a caravan, both in terms of s.29 of the Caravan Sites and Control of Development Act and s.13 of the Caravan Sites Act 1968 as amended (in terms of size). In view of the definitions in legislation and the factors set out in case law, the mobile home family annexe would meet the requirements to be a caravan.

Based on the intended occupier and the degree of connectedness between the mobile home and dwelling, the use of the mobile home and land will be sufficiently well linked to the occupation of the main dwelling and is an extension of that residential use of one family.

The proposal, as detailed in the application form and drawings refs.

3015.20-HTB-PLLP-OPT1 - Location Plan - submitted on 9 April 2020  
3015.20-HTB-PLBP-OPT1 - Block Plan - submitted on 9 April 2020  
3015.20-HTB-PLEL-OPT1 - Elevation A-B - submitted on 9 April 2020  
3015.20-HTB-PLEL-OPT1 - Elevation C-D - submitted on 9 April 2020

3015.20-HTB-PLPL-OPT1 - Floor Plan - submitted on 9 April 2020  
3015.20-HTB-PLBAY-OPT1 - Bays - submitted on 9 April 2020  
HTBMH - Homelodge Twinbay 6m wide mobile home - submitted on 29 April 2020

allows a lawful development certificate to be issued.

First Schedule : Certificate of lawful use (proposed) for stationing of a mobile home family annexe for use incidental to the main dwelling

Second Schedule : Three Ways Edges Lane Morningthorpe NR15 2QJ

### **Informative**

This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use, operations or matter specified in the first schedule taking place on the land described in the second schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under Part 7 of the 1990 Act on that date.

This certificate applies only to the extent of the use, operations or matter described in the first schedule and to the land specified in the second schedule and identified on the attached plan. Any use, operations or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the provision in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to the determining such lawfulness.

  
Assistant Director - Planning

**Information relating to appeals against the decision of the Local Planning Authority.**

If you are aggrieved by this decision to refuse to grant in whole or in part, a Certificate of Lawful Development, then you can appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990.

Appeals can be made online at <http://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000