

IN THE MATTER OF:

**AN APPLICATION FOR
LAWFUL DEVELOPMENT CERTIFICATE FOR AN
EXISTING USE OR OPERATION**

BY:

JULIE JANET CRICK

Applicant

- in relation to -

AKLAM BUNGALOW, WHATFIELD ROAD, NAUGHTON, IPSWICH IP7 7BS

Property

**STATUTORY DECLARATION OF
JULIE JANET CRICK**

I, **JULIE JANET CRICK**, of Manor Cottage, Whatfield Road, Naughton, Ipswich IP7 7BS DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. I make this Declaration in support of an application for a Certificate of Lawfulness of Existing Use or Development in respect of the property known as Aklam Bungalow, Whatfield Road, Naughton, Ipswich, IP7 7BS ("the Property").
2. I understand that to knowingly or recklessly make a statement that is false or misleading (for the purposes of procuring the issue of a Certificate) is an offence.
3. The facts and matters set out in this declaration are based on information within my personal knowledge or belief. If information is outside of my own direct knowledge or belief, I refer to the relevant source of information. I believe all the information set out in this declaration to be true to the best of my knowledge and belief.

4. The documents to which I refer in this statement are now produced and shown to me in a bundle marked "JC1". References to page numbers in this statement are references to paginated pages (located in the bottom middle of each page) in JC1.

Background/Planning History

5. The Property is in the approximate location shown edged blue on the plan at page 1. The Property is located on land to the rear of the residential dwelling known as Manor Cottage, Whatfield Road, Naughton, Ipswich IP7 7BS ("Manor Cottage"). I own and live at Manor Cottage.
6. The Property comprises a structure consisting of an original mobile home and attached to it a steel framed veranda with Perspex and UPVC fittings as described more fully below.
7. Access to the Property is shared with Manor Cottage.
8. The relevant Local Planning Authority for the Property is Babergh District Council ("the Council").
9. The Property falls under HM Land Registry title number SK324751. I am listed on the title as the registered freehold proprietor with my late husband Paul. Paul passed away in 2019. A copy of the Title Register and Plan are at pages 2-3.
10. The Property and Manor Cottage have been in my husband's family for years. I have lived at Manor Cottage since 2006.
11. I am unsure on the exact period when Paul's grandparents – Mr and Mrs Fleming – originally moved into the Property, but they were certainly living there in 1985 when I first met Paul. Paul's grandparents lived at the Property for many years until they passed away. Paul's parents Mr Kenneth Crick and Mrs Edith Crick lived in Manor Cottage during this time. After Paul's grandparents died, his parents Mr and Mrs Crick moved into the Property and Paul, and I then moved into Manor Cottage. This was in 2006.
12. Paul's parents lived at the Property for many years, until they passed away (his father in 2012 and his mother in 2020).
13. There have been various planning permissions relating to the Property.
14. I am aware of the planning history for the Property as below (although I am informed that the planning history shows other permissions as far back as the 1960s for a mobile home):

- a) B/380/84 – Renewal of planning permission B/173/81 – continued use of land for siting of mobile home. This restricted the occupation of the mobile home by Mr and Mrs Fleming
- b) B/302/87 – Renewal of p.p. B/380/84 – Continued use of land for stationing of mobile home. This restricted the occupation by Mr and Mrs Fleming
- c) B/05/00862/ROC/MF – Variation of condition 2 attached to permission B/302/87 to enable occupation of mobile home by Mr and Mrs Crick.

The Property

- 15. It is my understanding that originally the Property was sited as a mobile home for Paul's grandparents to live in. I am unclear on the exact date that it was brought to the site, but it has certainly been in situ since I met Paul in 1985.
- 16. I understand that the veranda was erected and attached to the mobile home in around 1986/1987. At page 4 I attach a photograph that was taken in approximately 1986/1987, which in the background you can see the Property with the veranda installed.
- 17. At page 5 I attach a Google Earth aerial image from 2000 which shows the Property in situ.
- 18. In 2007 whilst Paul's parents lived at the Property, some refurbishment works were carried out to the Property. This included refitting of the kitchen and bathroom. Also, the flat roof was taken off and replaced with a new pitched roof. A roof, sides and doors were also erected on the veranda to provide, as I understand it, an enclosed additional storage area and porch/entrance space to the Property.
- 19. At pages 6-7 I exhibit further Google Earth images dated 2007. These both show the new pitched roof on the Property as well as the new roofing on the veranda.
- 20. At page 8 I exhibit some old photographs of the Property showing the roof and sides on the veranda. I do not have a date for this photo, but it looks pre-iPhone and I suspect it was taken not long after the refurbishment works were undertaken in 2007.
- 21. At pages 9 to 14 are further Google Earth images of the Property dated 2012, 2015, 2018, 2020, 2021. From these photos you can see that the Property has remained in the same position throughout, you can also see the weathering of the roof on the Property throughout the years.
- 22. In terms of the internal space of the Property it has a kitchen, dining room, living area, bedroom and a bathroom. The enclosed veranda also provides additional storage space and forms the entrance hall of the Property.

23. The Property has an approximate floor area of 73.7 sqm, I exhibit at page 15 a plan showing the elevations and floor plan.
24. The veranda/porch is physically attached to the Property, bolted and fixed with a steel subframe underneath it. I understand that the materials used to construct the veranda/porch consist of aluminium, timber, render and Perspex.
25. There are several entrances into the enclosed veranda/porch. The main entrance is through a UPVC external door and access to this entrance is by way of a wooden ramp that has been installed and fixed to the Property. Access to the side entrance of the veranda/porch is by way of a further UPVC door with concrete steps that have been constructed and attached to the veranda. There is also a further wooden door installed to the rear of the Property. Access to this door is through a wooden ramp with railings which have been installed and attached to the wall of the Property. Internally, the veranda/porch has been laid with wooden flooring.
26. The Property sits on the ground on concrete breeze blocks. It also has a brick plinth/base. I consider that the Property would be too large to be towed on the road in its current form. I consider trying to lift it in its current form would cause catastrophic damage to the Property. I further believe that to seek to dismantle the Property would result in its destruction. I therefore believe that the Property is not and cannot be said to be mobile. I believe the property is a building.
27. In terms of utilities, the Property has connection to water, oil and electric, all on separate meters to the services at Manor Cottage.
28. I exhibit at pages 16-42 numerous recent photographs of the Property.
- a) Photo 1 (page 16) – shows the Property in situ with attached enclosed veranda and the wooden steps leading up to the door. The side entrance with the concrete steps up to it are also visible.
 - b) Photo 2 (page 17) – shows the side of the mobile home, with the brick plinth/base and the wooden panelling above.
 - c) Photos 3 to 5 (pages 18-20) – show under the veranda and with the steel subframe underneath.
 - d) Photo 6 (page 21) – shows the side of the Property, with its brick plinth at the bottom and wooden panelling above.
 - e) Photo 7 (page 22) – shows the side of the enclosed veranda which provides another access into the Property. It also shows the concrete steps up to the door. The aged condition of the steps demonstrate that they have been in situ for a long time.
 - f) Photo 8 (page 23) – shows the rear of the Property, with the brick plinth and the veranda. It also shows the ramp up to the porch area.

- g) Photos 9 to 11 (pages 24-26) – shows underneath the Property. As can be seen the Property sits on concrete breeze blocks.
- h) Photo 12 (page 27) – shows the side of the Property, the guttering attached to the Property is shown as is the guttering attached between the Property and a water butt. The brick plinth of the Property is also shown. The moss of the bricks shows the aged condition of them. It also shows the permanency of the Property.
- i) Photo 13 (page 28) – shows the internal pipes in the Property for the utilities.
- j) Photo 14 (page 29) shows the porch for the Property and the ramp up to the porch and door.
- k) Photo 15 (page 30) – shows the internal space within the enclosed veranda. The wooden flooring is visible, as is the door that takes you through to the kitchen of the Property.
- l) Photo 16 (page 31) – shows the living area of the Property. As can be seen double glazed windows and plumbed in radiator for heating of the Property are visible.
- m) Photo 17 (page 32) – shows the bedroom of the Property. Again, the radiator is visible as is the electric plug sockets.
- n) Photo 18 (page 33) – shows the kitchen area with the worktop, units, and electric cooker, as well as the plug sockets.
- o) Photo 19 (page 34) – shows a further photo of the kitchen area, with the worktop, units and sink visible.
- p) Photos 20 and 21 (pages 35 and 36) – show the bathroom of the Property, with the shower, sink and toilet.
- q) Photos 22 and 23 (pages 37-38) show further photos of the outside of the Property, with its brick plinth.
- r) Photos 24 to 27 (pages 39 to 42) show the utility meter boxes and the oil tank for the Property.

Permanency of the Property

- 29. The Property sits on concrete breeze blocks on the ground. The Property also has a brick plinth/base around it.
- 30. The Property is a substantial size and I consider that it would be too large to be towed on the road.
- 31. The veranda dates to ~35 years ago and is a substantial structure attached to the original mobile home. Owing to its construction, I believe that the Property cannot be moved from its current location without causing substantial damage to it and/or requiring significant building/construction/demolition works.
- 32. It would also appear that the Property was not designed to be moved and the intention was that it would remain in its current location. Of course, works would also have to be done to disconnect the Property from utility supplies (namely water, sewerage, electricity).

33. All in all, if the Property were to be moved, I believe that it would have to be taken apart and I estimate that it would take several days to do so and to get to a position where it could be removed from the site in manageable sections.

34. In short, it is my understanding that the Property was originally sited as a mobile home but since then various works and "structures" i.e. the enclosed veranda/porch have been erected which means that the Property no longer falls within the definition of a "caravan" but instead is considered a "building" for planning purposes.

35. In addition, I understand that the Council's own opinion throughout the years has been that the Property is a building. Namely:

- a) At page 46 as contained within the archived file provided by the Council to my planning agent, I exhibit the comments made by the planning officer in relation to permission B/380/84. The comments are dated 2/4/87. It is difficult to make out the officer's writing in full, but from what I can make out, they have stated that the Property looked like a permanent building, namely it reads:

"The mobile home [...] like a permanent building The occupier has recently built on a corrugated [...] type extension to the [...] implied that a [...] building is being established".

36. The officer's comments also support that the veranda was installed in approximately 1996/1997.

37. At pages 56-57 I also attach an email dated 2 October 2023 from planning officer Isaac Stringer who in determining our recent application for retention of the Property (ref. DC/23/03551) he acknowledged that the Property was a building. He stated:

"...I assume the structure was a caravan to start with however it has clearly developed since then into a building with a brick plinth and an extension to include the enclosed porch."

38. I believe the Council's assessment that the Property is a building to be correct for the reasons they state but also for the reasons I have given above.

Conclusion

39. The Property has existed for many years and certainly from my own person experience, I know that it has been in situ since the 1980s. It was originally sited as a mobile home, but works have been undertaken which I understand makes it a building for planning purposes.

40. I understand that the Property has remained in the same location since it was sited, and I consider that it has been installed with longevity/permanency in mind. I do not believe that the Property can be moved with substantial works or causing considerable damage to the Property.

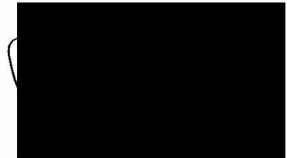
41. The veranda was erected and attached in around 1986/1987. In 2007 the roof of the Property was replaced with a new roof and the veranda was enclosed with a roof and sides to make it an internal useable space. Since the works in 2007, the Property has subject to wear and tear, remained in substantially the same condition.

42. It is my understanding that formal enforcement action has not been taken against the Property.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

SWORN BY JULIE JANET CRICK

)



This ..19... day ofMarch..... 2024

)

Before me:

)



Name: *GILL MORGAN*

GOTELEE SOLICITORS LLP
6 CHURCH STREET
HADLEIGH
SUFFOLK IP7 5DU

Commissioner for Oaths/Solicitor

Address/Stamp:

IN THE MATTER OF:

AN APPLICATION FOR A CERTIFICATE OF LAWFULNESS

UNDER

SECTION 191 TOWN AND COUNTRY PLANNING ACT 1990

BY:

JULIE JANET CRICK

Applicant


- in relation to -

AKLAM BUNGALOW, WHATFIELD ROAD, NAUGHTON, IPSWICH IP7 7BS

Property

EXHIBIT JC1

This is the Exhibit marked "**JC1**" referred to in the Statutory Declaration of **JULIE JANET CRICK** sworn before me this day of 2024.

JULIE JANET CRICK :


SWORN BEFORE ME:


Name:

GILL MORGAN

Qualification:

CHARTERED LEGAL EXECUTIVE

Address/Stamp:

**GOTELEE SOLICITORS LLP
6 CHURCH STREET
HADLEIGH
SUFFOLK IP7 5DU**



Official copy of register of title

Title number SK324751

Edition date 02.02.2016

- This official copy shows the entries on the register of title on 14 DEC 2023 at 10:15:56.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 14 Dec 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

A: Property Register

This register describes the land and estate comprised in the title.

SUFFOLK : BABERGH

- 1 (28.06.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Manor Cottage, Whatfield Road, Naughton, Ipswich (IP7 7BS).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

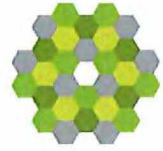
Title absolute

- 1 (28.06.2010) PROPRIETOR: PAUL CRICK and JULIE JANET CRICK of Manor Cottage, Whatfield Road, Naughton, Ipswich IP7 7BS.
- 2 (28.06.2010) The value as at 28 June 2010 was stated to be between £200,001 and £500,000.
- 3 (28.06.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (28.06.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Edith Teresa Cynthia Crick, or her Solicitor, that the provisions of a Declaration of Trust dated 22 June 2010 made between (1) Edith Teresa Cynthia Crick and (2) Paul Crick and Julie Janet Crick have been complied with.

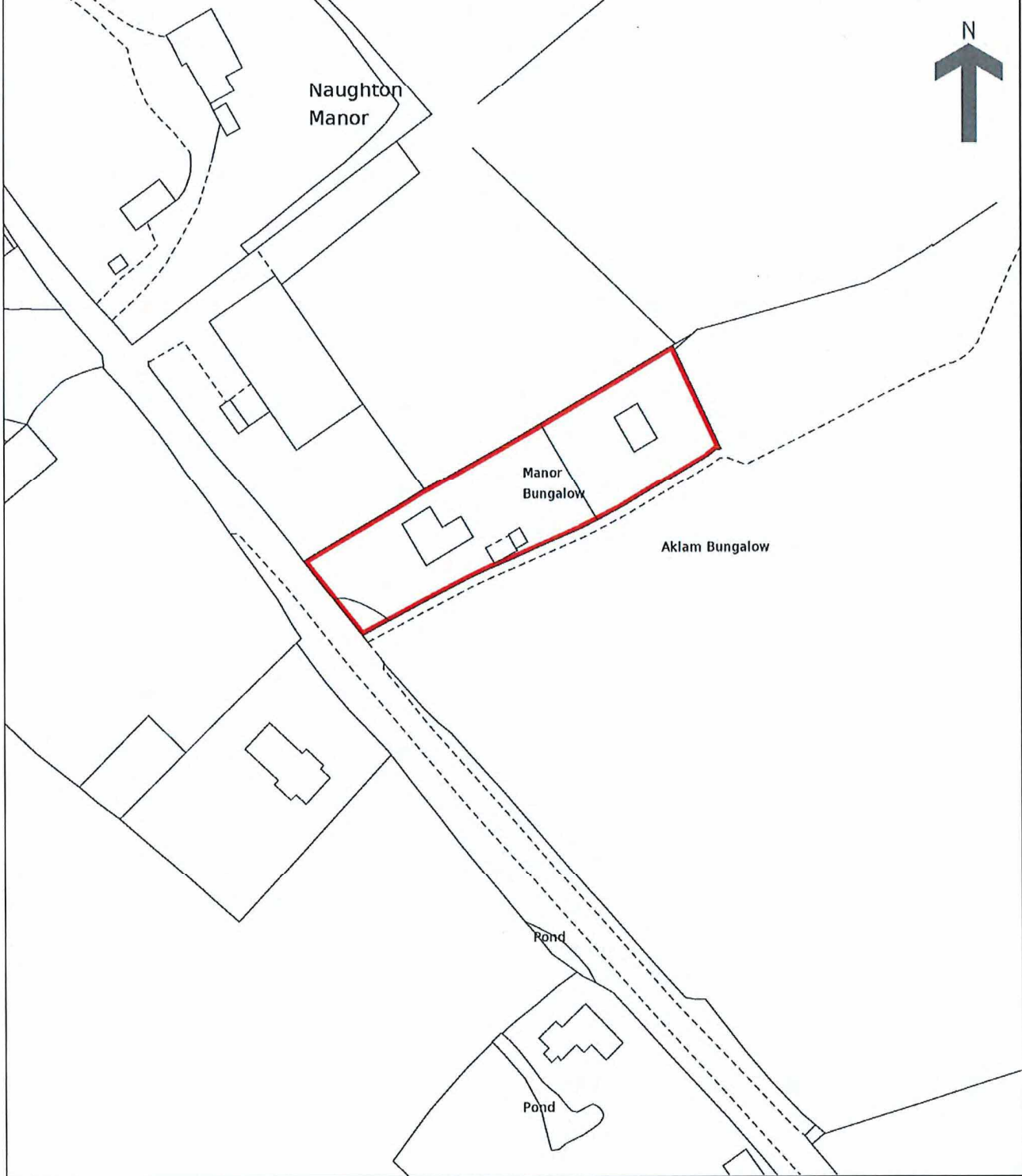
End of register

HM Land Registry
Official copy of
title plan

Title number **SK324751**
Ordnance Survey map reference **TM0248NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Suffolk : Babergh**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316





Official copy of register of title

Title number SK324751

Edition date 02.02.2016

- This official copy shows the entries on the register of title on 14 DEC 2023 at 10:15:56.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 14 Dec 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

A: Property Register

This register describes the land and estate comprised in the title.

SUFFOLK : BABERGH

- 1 (28.06.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Manor Cottage, Whatfield Road, Naughton, Ipswich (IP7 7BS).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

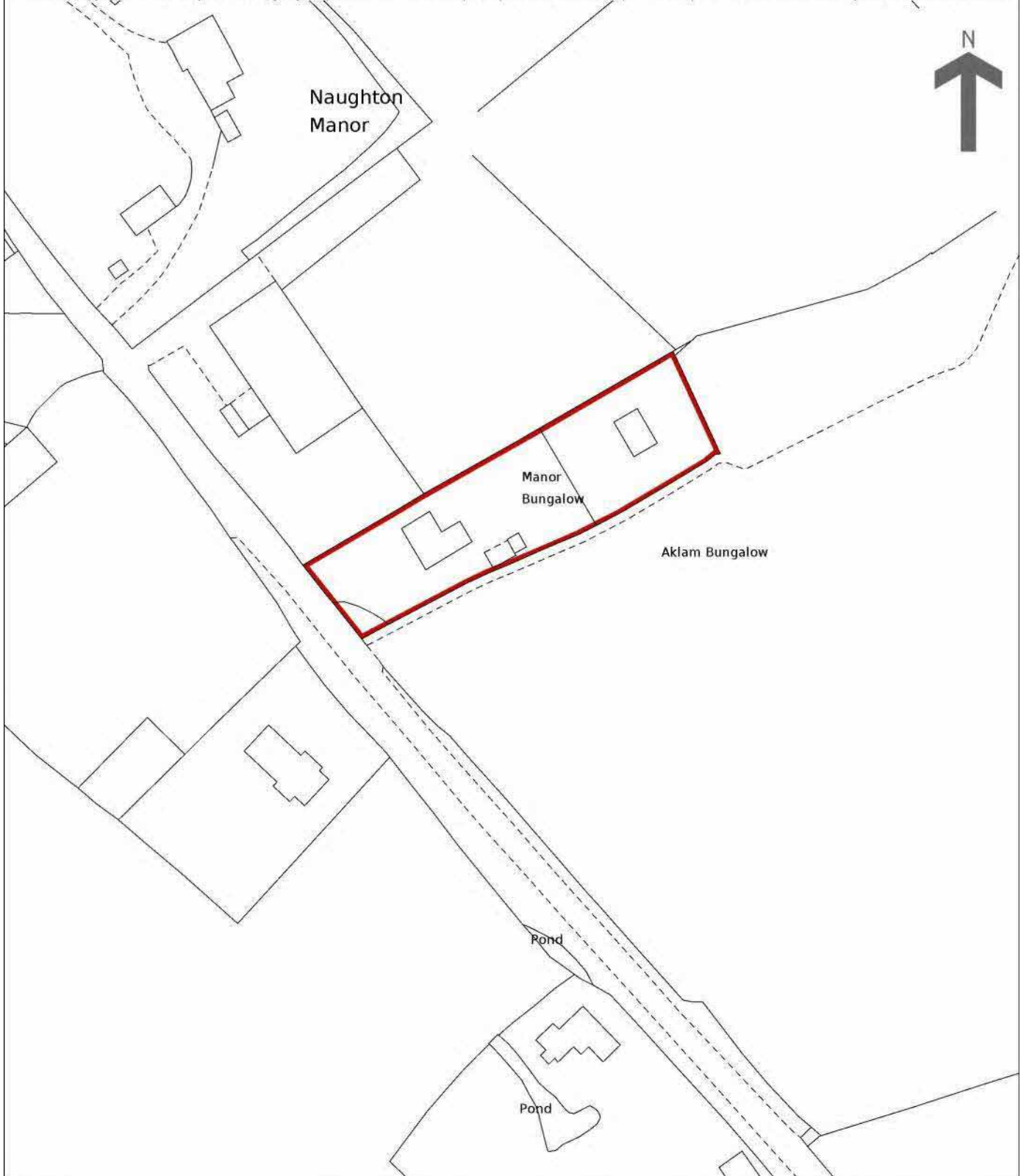
Title absolute

- 1 (28.06.2010) PROPRIETOR: PAUL CRICK and JULIE JANET CRICK of Manor Cottage, Whatfield Road, Naughton, Ipswich IP7 7BS.
- 2 (28.06.2010) The value as at 28 June 2010 was stated to be between £200,001 and £500,000.
- 3 (28.06.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (28.06.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Edith Teresa Cynthia Crick, or her Solicitor, that the provisions of a Declaration of Trust dated 22 June 2010 made between (1) Edith Teresa Cynthia Crick and (2) Paul Crick and Julie Janet Crick have been complied with.

End of register



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316





1/2000

Legend



Google Earth

© 2024 Inforterra Ltd & Bluesky

5

30 m



2007

Legend

Google Earth

Image © 2024 Getmapping plc

6



30 m



8/2007

Legend



Google Earth

© 2024 Infoterra Ltd & Bluesky

7



30 m



5/2012

Legend

Google Earth

Image © 2024 Maxar Technologies

9



30 m



4/2015

Legend

Google Earth

Image © 2024 Maxar Technologies

10



30 m



7/2018

Legend



Google Earth

11

30 m



4/2020

Legend

Google Earth

Image © 2024 CHES / Airbus

12



30 m



3/2021

Legend

Google Earth

Image © 2024 Maxar Technologies

13



30 m



4/2021

Legend

Google Earth

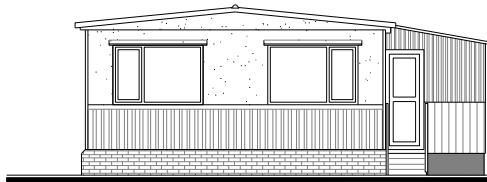
14

30 m

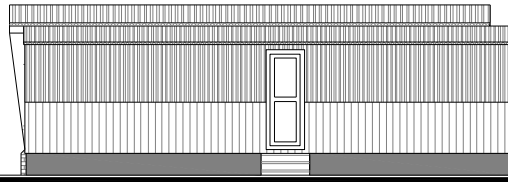


N/B: All work specified is to be completed with care. Any structural repairs, or other work of this nature, should be completed before any other work is undertaken. It is the responsibility of the contractor to ensure that all work is completed in accordance with the relevant building regulations.

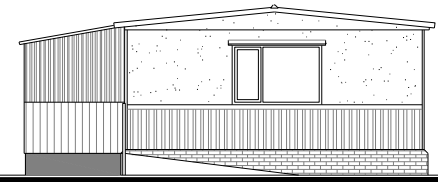
N/B: The design is based on the assumption that the ground is level and that there are no obstructions to the proposed building.



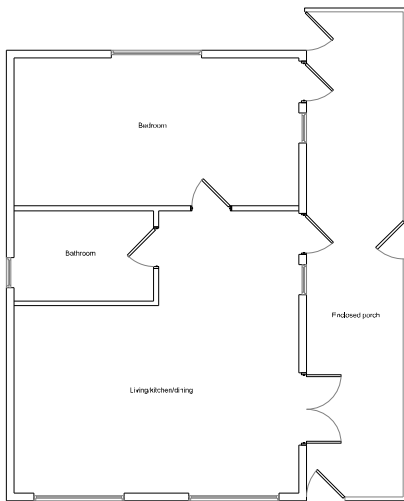
FRONT ELEVATION (NORTH)



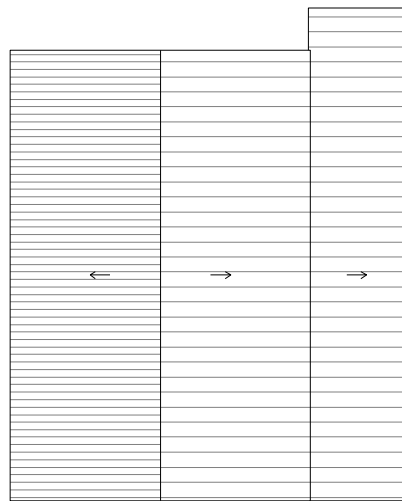
SIDE ELEVATION (WEST)



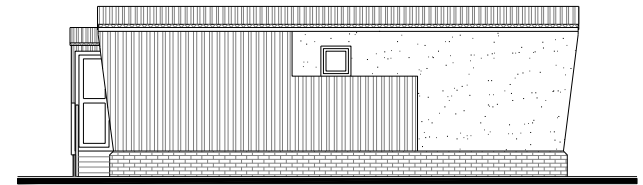
REAR ELEVATION (SOUTH)



FLOOR PLAN
Overall Footprint - 73.7sqm



ROOF PLAN



SIDE ELEVATION (WEST)



**jbell
design and
conservation ltd**
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Client:	Client	Scale:	1:50 @ A1
Project:	Ancillary Building @ Manor Cottage Wharfedale Road, Naughton IP7 7BS	Status:	Planning
Drawn:		Draw No:	2023-758-010

THE DRAWING IS THE PROPERTY OF J.B. DESIGN AND CONSERVATION LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF J.B. DESIGN AND CONSERVATION LTD. IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF J.B. DESIGN AND CONSERVATION LTD. IS STRICTLY PROHIBITED.

Photo 1



Photo 2



17



Photo 3

Photo 4

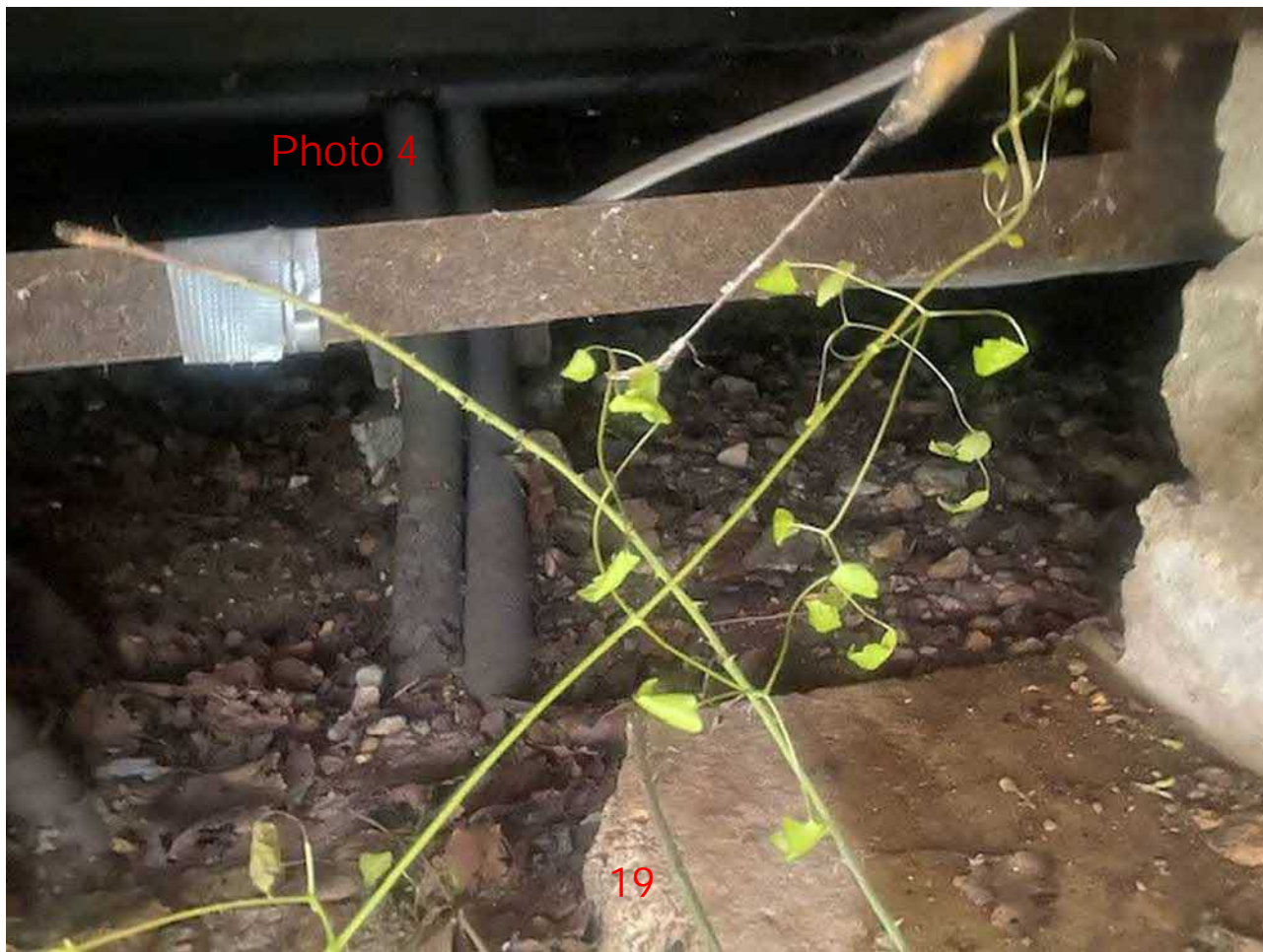


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9





Photo 10



Photo 11

Photo 12





Photo 14



Photo 15



Photo 16



31



Photo 17

32

Photo 18





Photo 19

Photo 20



35



Photo 21

36

Photo 22



Photo 23



38

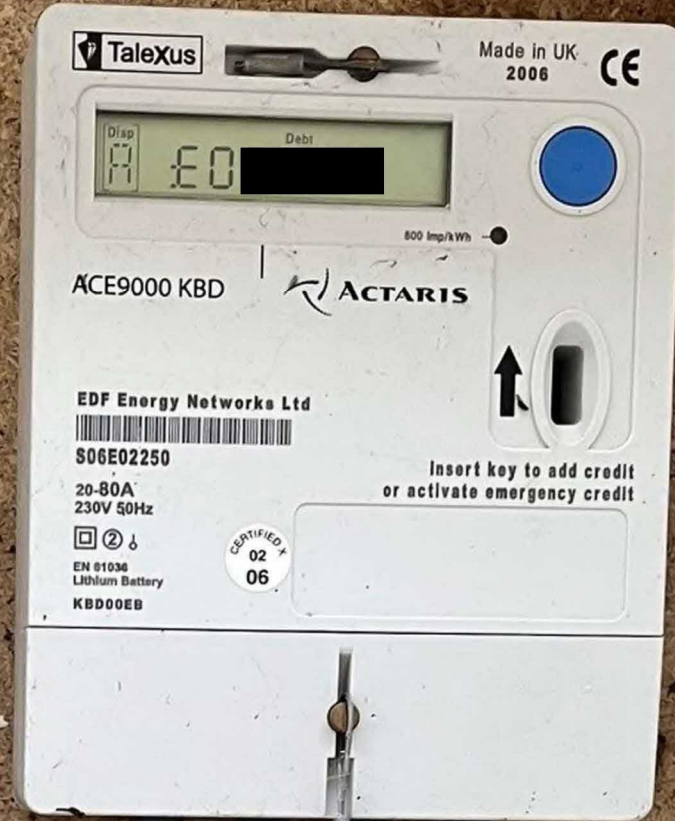




Photo 26

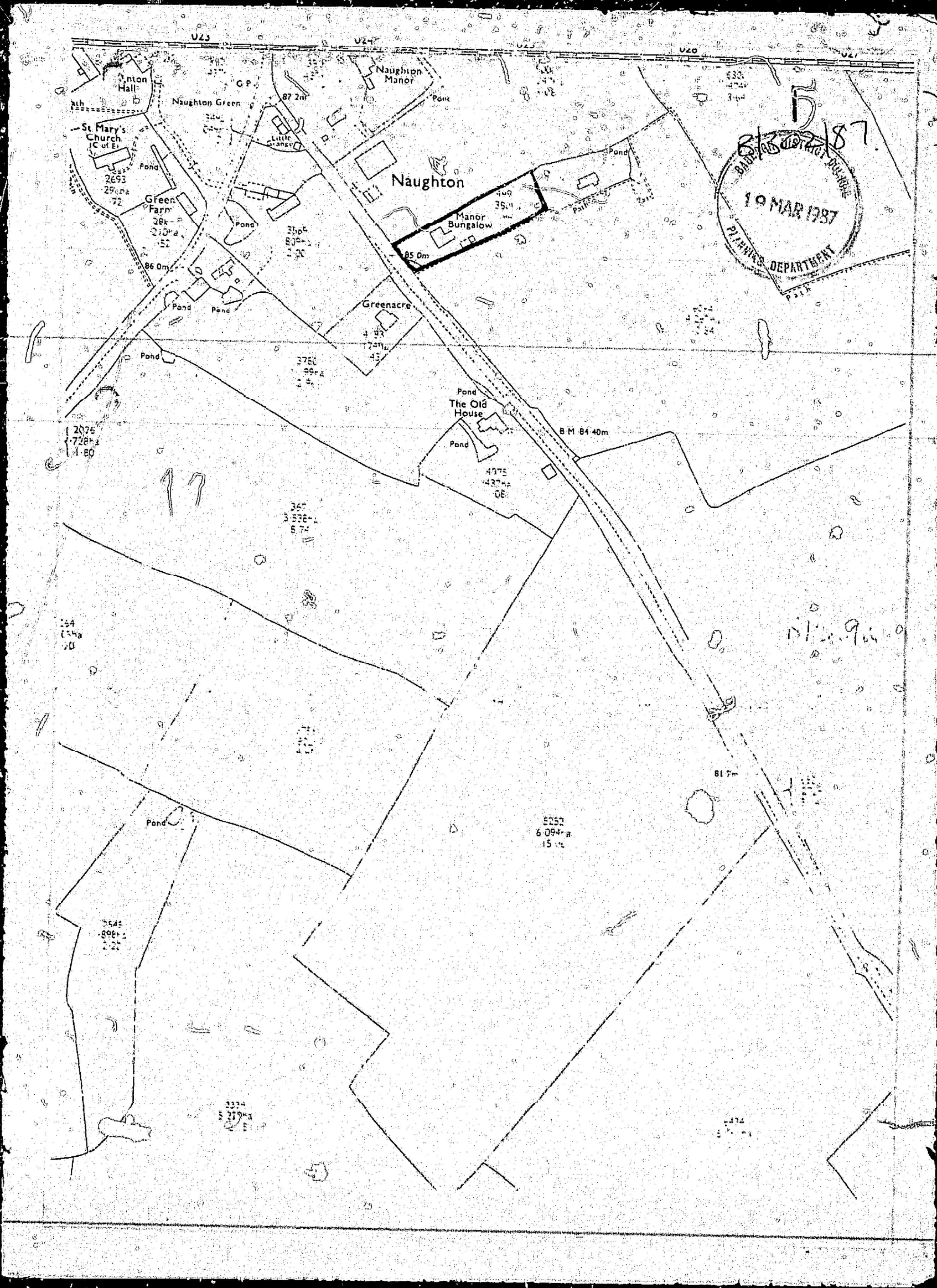




B/302/87

43

1



BABERGH DISTRICT COUNCIL
PLANNING DEPARTMENT

2 COUNCIL OFFICES
HADLEIGH

APPLCN
TYPE
FA

Renewal of p.p. B/380/84 -
Continued use of land for
stationing of mobile home

DATE OF APPLICATION 18.3.87/18.3.87

B/302/87

RECEIVED	LEVEL	FEE	REF
19.3.87	DL	60.	-

OFFICER	TARGET	IA	DEV. TYPE
JAW	54	A	CR

Acklam Bungalow, Rear of Manor Bungalow, Whatfield Rd

PARISH	Nedgimp with Naughton	CERT	A	B	C	D	EXP	ACK	19.3	EXP	14.5	EXTN
--------	-----------------------	------	---	---	---	---	-----	-----	------	-----	------	------

APPLICANT
Mrs. E. Fleming
Acklam Bungalow, Rear of Manor
Whatfield Rd
Naughton, Ipswich, Suffolk.

AGENT

RELATED CROSS REFS.	ROAD CLASS	CONSERVN.	ALLOCATION	CODE
1. B/380/84	A			
2. B/173/87	A	C725	NO	
OH	NH	IE	BDG SHEET	LISTED BDG
			93	NO
LANDSCAPE CAT.	SETT. CAT.	TPO	SITE AFFECTED BY	CODE
	RURAL AREA	E NO	WADNTHAM SAFEGUARDING MAP.	MD

GRID REFERENCE	02	48	48	0	AIRFIELD SAFEGUARDING	DOE STATS						
					JA	RA	GA	YA	DC	PS1	PS2	MIN5

CONSULTATIONS				CONSULTATIONS			
CODE	SENT	BACK	RECD	CODE	SENT	BACK	RECD
✓	PARISH	GA	20.3	15.4	31.3		
	ADJOINING PARISH						
	COUNTY PLANNING						
	COUNTY SURVEYOR						
✓	PRESS ADVERT		31.3	14.4			
	CIRCULAR 71/73						
	CESO - DRAINAGE						
✓	CESO - P.H.	FH	19.3	26.3	1.4		
	CHPSO - ARCHITECT						
	CHPSO - P+A						
	HEALTH + SAFETY						
	MIN. AGRICULTURE						
	ADJOINING LA.						

RECEIPT No. C4032

LAND	OTHER	INDUSTRY/RETAIL	RECREATION/AGRICULTURE	OFFICES/OTHER			
USE	PROPOSED	1/2 BEDS	H/F	3/4 BEDS	M/B	5/6 BEDS	O/S A
STRUCTURE PLAN	DISTRICT PLAN	STAFF EXIST. PROP.	FLOORSPACE EXIST. PROP.	PARKING STAFF VISITORS			
DEVELOPMENT START COMPLETE	RESIDENTIAL GARAGES	PARKING SPACES	DECISION				

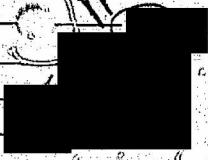
DECISION
PLANNING PERMISSION GRANTED
B/302/87

COMMENTS

Bo 2/4/87

3

The mobile home looks more & more like a permanent building. The occupier has recently built on a corrugated translucent covered type extension to the front and finally it really implies that a permanent building is being established.



NEIGHBOUR NOTIFICATION

DATE SENT

Manor Bungalow, Whitfield Rd.

19.3.87



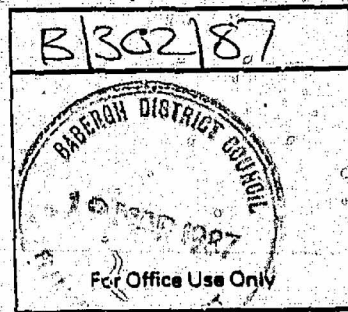
2/4/87

Application for Permission for Development*

TOWN & COUNTRY PLANNING ACT 1971

I/We hereby apply to BABERGH DISTRICT Council for

- (a) Outline Planning Permission
 - (b) Planning Permission
 - (c) Approval of details under Outline Permission No.
 - (d) Renewal of Planning Permission No. B/173/8 PART OS 131
- (delete whichever is inapplicable)



in accordance with this application and the attached Plans and Drawings

NAME AND ADDRESS OF APPLICANT	NAME AND ADDRESS OF AGENT (IF ANY)
<p><u>ELIZABETH FLEMING (MRS)</u> <u>ACKLAM BUNGALOW</u> <u>REAR OF MANOR BUNGALOW</u> <u>WHATFIELD ROAD NAUGHTON</u> Telephone: [REDACTED]</p>	<p><u>None</u> Telephone: [REDACTED]</p>
<p>Signature of Applicant or Agent: [REDACTED] Date: <u>18/3/1987</u></p>	

AMOUNT OF FEE ENCLOSED £ 60.00

PART 1. GENERAL INFORMATION (In this part of the word "land" includes any building thereon)

<p>1. Address or location of the site (Give Parish and O.S. plot number where appropriate). Indicate precisely on site plan by red boundary.</p>	<p><u>PART OS 131</u> <u>REAR OF MANOR BUNGALOW</u> <u>WHATFIELD RD NAUGHTON</u></p>
<p>2. Describe precisely the proposed development including the purpose(s) for which the land/buildings are to be used. (Complete also Parts II, III and IV as appropriate).</p>	<p><u>RENEWAL OF SITE FOR</u> <u>ONE MOBILE HOME</u></p>
<p>3. Dimensions of site</p>	<p>Acres <u>1/2</u> Hectares Frontage <u>190-200 FEET WIDE</u></p>
<p>4. If permission is required for a limited period only, state period.</p>	<p><u>NO PERMANT</u></p>
<p>5. Describe means of access to site a) existing access - 1) pedestrian 2) vehicular b) new or altered access - 1) pedestrian 2) vehicular</p>	<p><u>PEDSTRIAN</u> <u>1964 MADE UP ROAD 8 FEET WIDE</u> <u>NO</u> <u>NO</u></p>
<p>6. a) How is it intended surface water will be disposed of? b) How is it intended foul sewage will be dealt with?</p>	<p><u>SEPTIC TANKS AND SOAK AWAY</u> <u>SEPTIC TANKS AND SOAK AWAY FILTER</u></p>
<p>7. Describe the purposes for which the land and/or buildings are now used or the last use. If used for more than one purpose, give full details.</p>	<p><u>PERMANENT RESIDENTIAL FOR</u> <u>MR & MRS E. FLEMING ONLY</u></p>
<p>8. Particulars of the applicant's interest in the land. (e.g. owner, lessee, prospective purchaser, etc.) See Note 4 overleaf</p>	<p><u>OWNER</u></p>

TOWN AND COUNTRY PLANNING ACT, 1971
 CERTIFICATE UNDER SECTION 27

5
 B/302/87
 DISTRICT COUNCIL
 1987
 DEPARTMENT

Important: Complete one only of the following Certificates.

CERTIFICATE A I hereby certify that:-

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or :-

*2. I have given the requisite notice to every person other than myself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of Tenant (a) OWNER Address ACKLAM BUNGALOW REAR OF MANOR FINE ALOW WHATFORD RD NAUGHTON Date of service of notice

Signed [Redacted]

(a) If you are the sole agricultural tenant enter 'None' *On behalf of Date 18/3/1987

*Delete where inappropriate.

CERTIFICATE B I hereby certify that :-

1. I have given the requisite notice to all the persons other than myself who, twenty days before the accompanying application were owners of any part of the land to which the application relates, viz:-

Name of Owner Address Date of service of notice

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or:-

*2. I have given the requisite notice to every person other than myself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz :-

Name of Tenant (a) Address Date of service of notice

Signed

(a) If you are the sole agricultural tenant enter 'None' *On behalf of Date

*Delete where inappropriate

NOTE: "Owner", in relation to any land, means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired. "Agricultural holding" has the same meaning as in the Agricultural Holdings Act, 1948, viz., "the aggregate of the agricultural land comprised in a contract of tenancy, not being a contract under which the said land is let to the tenant during his continuance in any office, appointment or employment held under the landlord." If the land to which the application relates is agricultural land but there is no tenant it is not an agricultural holding for the purposes of these Certificates.

Form SP 106 (A)

SEE ALSO NOTES OVERLEAF

Babergh District Council

READY
Planning Department

DELEGATED PLANNING DECISION.

Application No. B/302/57

Proposed decision (and comments if appropriate)

What can be granted subject to
the following conditions.

Conditions/Reasons for refusal (delete as appropriate)

1. The mobile home shall be regarded
as being ancillary to the residential use
of "Lawn Drovers" as a single family
residence and not as a separate
unit of living accommodation.

2. Occupancy of the mobile home shall
be strictly limited to 7'4" Mrs Fleming
and to no other person, body or
organisation.

Reasons for conditions

SR07

17

In order that the L.P.C. may retain control over the use of the premises and to prevent an overdevelopment of the site, the Council will establish planning policies

Notes N.B. Any representations which are in conflict with the proposed decision must be noted and an explanation given as to why they are not considered material.

CRITICAL DATES
(Indicate date or comments received)

Comments

Last date for representations

Parish Council

No objection

15/4/87

Press advert

14/4/87

Conservation Area/
Listed Building advert.

Site notice

Decision recommended by

Planning Assistant

Date

6/5/87

Decision recommended/ by approved

Area Planning Officer

7/5

(delete as appropriate)

Decision to be issued

PDCO/CPO

Babergh District Council South Suffolk

Council Offices
Corks Lane
HADLEIGH
Ipswich
IP7 6SJ

Town and Country Planning Act 1971

PLANNING PERMISSION

Correspondence address

Applicant

MRS E FLEMING
ACKLAM BUNGALOW
REAR OF MANOR BUNGALOW
WHATFIELD ROAD
NAUGHTON IPSWICH SUFFOLK

MRS E FLEMING

Part 1 - Particulars of Application

Date of application: 18th March 1987
Date received: 19th March 1987

Application No. B/302/87

Particulars and location of development:

RENEWAL OF P.P. B/380/84 - CONTINUED USE OF LAND FOR
STATIONING OF MOBILE HOME

ACKLAM BUNGALOW REAR OF MANOR BUNGALOW
WHATFIELD ROAD NEDGING WITH NAUGHTON

Part 2 - Particulars of decision

The BABERGH DISTRICT COUNCIL hereby give notice dated 7th May 1987 in pursuance of the provisions of the Town and Country Planning Act 1971 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

- 01 The mobile home shall be regarded as being ancillary to the residential use of "Manor Bungalow" as a single family residence and not as a separate unit of living accommodation.
- 02 Occupation of the mobile home shall be strictly limited to Mr and Mrs Fleming and to no other person, body or organisation.

The reasons for the conditions are:

- 01 02 In order that the Local Planning Authority may retain control over the use of the premises and to prevent an overdevelopment of the site contrary to the Council's established planning policies.

**Babergh
District Council
South Suffolk**

G.E. Swain, Dip/TP MRTPI
Chief Planning Officer

Planning Department
Corks Lane
Hadleigh
Ipswich IP7 6SJ

Hadleigh 822801 (STD code 0473)

SECTION 87 OF THE LOCAL GOVERNMENT, PLANNING AND LAND ACT 1980

**THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND
DEEMED APPLICATIONS (AMENDMENT) REGULATIONS 1987**

Please provide the details required in questions 1 and 2 below and return this letter with your application.

- (1) I enclose a cheque for £60.00 in respect of the fee payable for the attached application.
- (2) I have calculated the fee on the following basis: (please note that if you wish to claim a concessionary fee or exemption, details are required here).

**APPLICATIONS NOT ACCOMPANIED BY THE CORRECT FEE OR BY AN ACCEPTABLE
EXPLANATION WILL NOT BE PROCESSED UNTIL THE CORRECT FEE OR
EXPLANATION IS RECEIVED**

OFFICIAL USE ONLY

Amount Received: £60.00

Application Reference No. B/30281

Fee Received - Signed: [Redacted] Date: 18/3/81

Fee Checked - Signed: Date:

Please address all correspondence to the CHIEF PLANNING OFFICER

10

Babergh D.C. 1/2500 Sheet No. 93	Serial Number of Plot 5	MANOR BUNHOLLOW Location of Plot NEDGING
Application Number	Brief details of development	
B/91/76	SITING OF MOBILE HOME A	
72/1961	CARAVAN - RENEWAL A	
72/1072	CARAVAN - RENEWAL A	
69/790	CARAVAN - RENEWAL A	
69/730	CARAVAN - RENEWAL A	
67/731	STATIONING OF CARAVAN A	
B/173/81	Renewal of B/91/76 siting of residential caravan A	
B/350/84	RENEWAL - SITING OF MOBILE HOME A	

Babergh District Council South Suffolk

G.E. Swain
Chief Planning Officer

Mr.G.G.Harris,
Clerk - Nedging with Naughton P.C.
Fairfield, Nedging Road,
NEDGING WITH NAUGHTON,
Ipswich, Suffolk, IP7 7HW

BABERGH DISTRICT COUNCIL PLANNING DEPARTMENT
31 MAR 1987

Planning Department
Corks Lane
Hadleigh
Ipswich IP7 6SJ

Hadleigh 822801
(STD code 0473)

My ref: B/302/87

19th March 1987

Dear Sir/Madam,

Application No: B/302/87

Proposal:

RENEWAL OF P.P. B/380/84 - CONTINUED USE OF LAND FOR
STATIONING OF MOBILE HOME

Location:

ACKLAM BUNGALOW REAR OF MANOR BUNGALOW
WHATFIELD ROAD NEDGING WITH NAUGHTON

Applicant: MRS E FLEMING

The planning application described above has been received by the Babergh District Council. Copies of the application and plans are enclosed.

I shall be grateful if you will set out any observations which your Council wish to make in respect of this application in the space provided below and sign and return one copy of this letter to me so that I receive it by not later than the 15th April 1987.

Yours faithfully,

G.E. SWAIN
Chief Planning Officer

Observations of NEDGING WITH NAUGHTON Parish Council on Application No: B/302/87

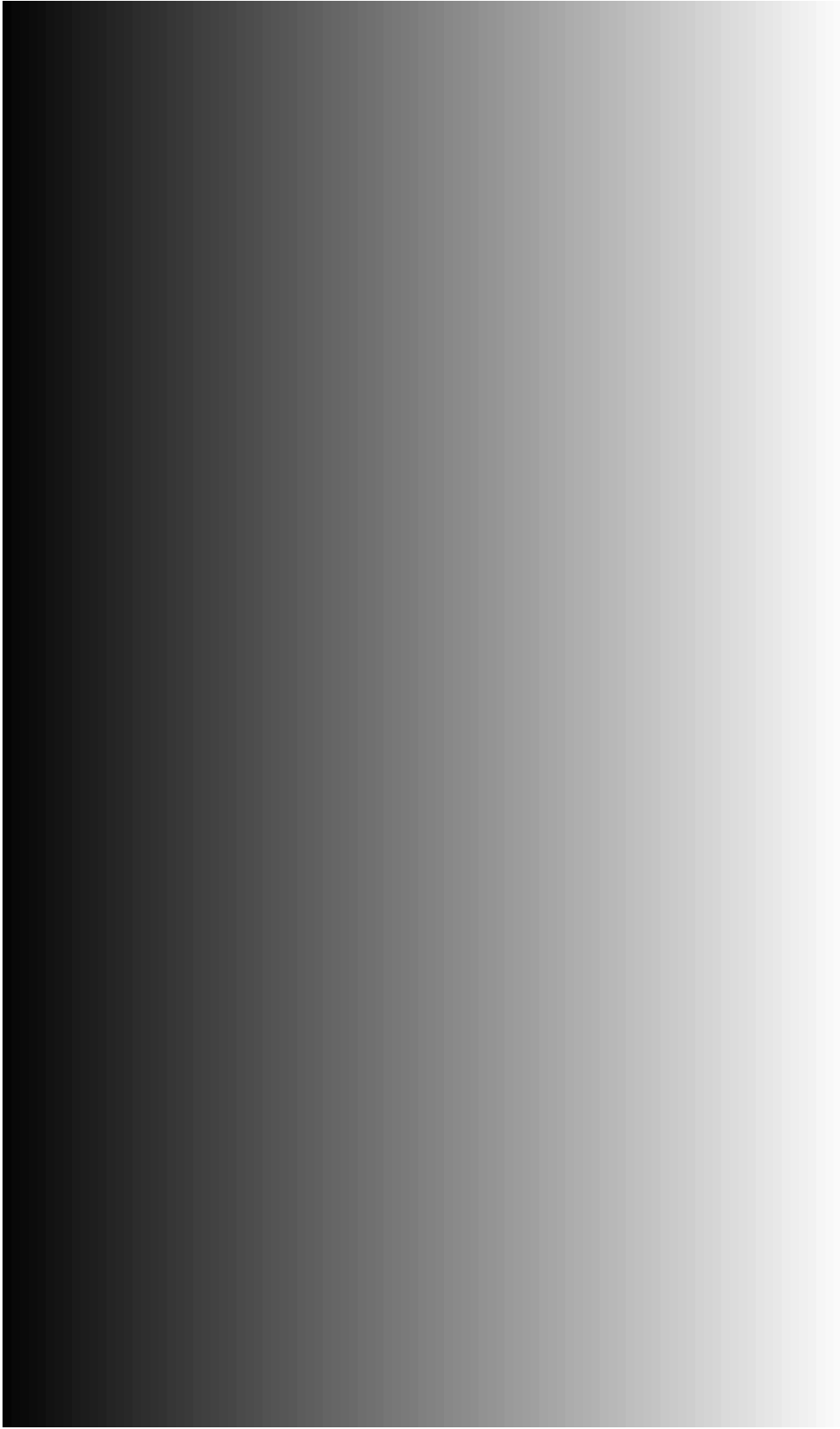
No objection.

Signed..

[Redacted Signature]

Date

30 3 87



On 2 Oct 2023, at 15:40, Isaac Stringer
<Isaac.Stringer@babberghmidsuffolk.gov.uk> wrote:

Good afternoon Mark,

Thank you for confirming the below EOT. Having considered this case in detail with colleagues, we are maintaining the position that this application is not acceptable. Whilst I appreciate the structure has been on site since 1984 and has been subject to personal permissions, we do not consider this application acceptable under our planning policies.

I believe it is best to seek a Lawful Development Certificate (existing) if you believe the structure is on site lawfully. I assume the structure was a caravan to start with however it has clearly developed since then into a building with a brick plinth and an extension to include the enclosed porch.

Considering the above, the application is unfortunately due to be refused. I would like to therefore invite that the application is withdrawn prior to a determination being made, and that a lawful development certificate should be applied for if you believe the development is lawful. This would involve yourselves having to prove continuous use of 10 years.

Please confirm by 12pm Wednesday October 4th how you wish to proceed. If we do not hear from you by then, the application will be refused.

Kind Regards,

Isaac

Planning Officer –BSc (Hons)
Sustainable Communities
Babergh and Mid Suffolk District Councils –Working Together