

Development Management, Economic Development and Planning,
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Eric's
Address Line 1	New Zealand
Address Line 2	
Address Line 3	Wiltshire
Town/city	New Zealand
Postcode	SN11 9JL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
401120	177642
Description 	

Applicant Details

Name/Company

Title

First name

Emily

Surname

Southcott

Company Name

Address

Address line 1

Eric's cottage

Address line 2

Address line 3

Town/City

Calne

County

Wiltshire

Country

GB

Postcode

SN11 9JL

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal is for the stationing of a mobile static caravan within the domestic curtilage (garden) of the main dwelling. The caravan will be used strictly for purposes incidental to the enjoyment of the primary house, specifically to provide extra living space/accommodation for 2 adult daughters (Kerry Kiers, Rachel Barnett and partner Emily Southcott)

The caravan will be fully dependent on the main house for its infrastructure. It will connect directly to the existing water supply, electricity supply, and foul drainage system of the main property, with no separate utility meters installed.

No commercial processes will be carried out, and no industrial machinery will be installed. As the caravan functions as an extension of the family home, the hours of use will be standard domestic residential hours, mirrored by the main household. The occupant will remain dependent on the main house for cooking, laundry, and primary utilities.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing use of the land is as an active, private domestic garden (curtilage) associated with the primary residential dwelling. This residential garden use is ongoing and has never ceased.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the land as a domestic garden is lawful because it has been used continuously and uninterrupted as private residential amenity space for the primary dwelling for a period exceeding 10 years. The land is entirely contained within the established residential curtilage of the property and has never been used for agricultural, commercial, or any other non-residential purposes.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Site Location Plan (1:1250 scale) – showing the property boundaries outlined in red. Block / Site Layout Plan (1:500 scale) – showing the proposed position of the caravan within the garden. Static Caravan Specification Document – confirming the dimensions of the unit will strictly comply with the maximum legal limits of the Caravan Sites Act 1968.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☐ Permanent
☒ Temporary

If Temporary please give details

The static caravan is a temporary, movable structure that will remain on-site only for the duration of its required use as ancillary family accommodation. Once the specific residential need for the family members ceases, the caravan will be disconnected from the utilities and physically removed from the garden, restoring the land entirely to its original use as a private domestic garden.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted because the proposal does not constitute 'development' under Section 55(1) of the Town and Country Planning Act 1990. Firstly, the proposed structure meets the statutory definition of a caravan as set out in Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968. It is a movable structure designed for human habitation that will be brought to the site on a chassis and is fully capable of being physically removed by a lorry or trailer. No permanent building operations or fixed foundations are proposed. Secondly, the caravan will be stationed entirely within the established domestic curtilage (garden) of the primary dwellinghouse. Its proposed use is strictly ancillary and incidental to the enjoyment of the main house. The occupant will remain completely dependent on the primary dwelling for core household infrastructure, utilities (including shared water, drainage, and electricity connections), and family life. In line with established planning case law (including *Whitehead v Secretary of State for the Environment* 1991), the stationing of a caravan with facilities in a garden does not create a separate planning unit or constitute a material change of use, provided it is used by a member of the primary household. Because there are no building operations and no material change of use of the land, the proposal constitutes a lawful use of residential amenity land.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☐ Lessee
☐ Occupier
☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Emily Southcott

Date

21/07/2026