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07th September 2026

Application No's: PL/2026/00518
Appeal Ref: W/26/6013386
Proposal: Certificate of lawfulness for proposed siting of Mobile Caravan Structure to Provide Incidental Annexe Accommodation
Site Address: Cider Orchard, Cheeseley Hill, Grittenham, Chippenham, SN15 4JU

Introduction

An appeal has been submitted jointly with an application for costs against the Local Planning Authority (LPA). The application was refused under delegated powers on 07th July 2026 (decision notice attached at **Appendix A**) for the following reasons:

1. The Local Planning Authority is not satisfied, on the balance of probability, that the structure the subject of this application is a caravan as defined by Section 29 of the Caravan Sites and Control of Development Act 1960 (as amended by Section 13 of the Caravan Sites Act 1968). The evidence submitted indicates that the structure constitutes a building by reason of its degree of permanence, immobility and method of construction. As a building, it represents operational development requiring planning permission. The development is therefore not lawful and a Certificate of Lawful Proposed Use or Development cannot be granted under Section 192 of the Town and Country Planning Act 1990

Case for the LPA

The decision notice is supplied at **Appendix A** of this statement. The Delegated Report **Appendix B** includes a thorough assessment of the appeal proposal, and the LPA relies on this in support of its case.

The appellant's grounds largely repeat matters already addressed within the Delegated Report and the Council does not intend to duplicate those submissions. The Council maintains that the proposal as set out on the original and the additional revised plans submitted as part of the Certificate for Lawful Development has not been demonstrated, on the balance of probability, to be a caravan for the purposes of Section 29 of the Caravan Sites and Control of Development Act 1960 and relies on the assessment set out within **Appendix B**.

In response to the Appellant's submissions regarding construction and heavy reliance on appeal decisions concerning other structures. The LPA does not dispute the principles established by those decisions and had regard to them in determining the application. However, those decisions do not establish that all structures assembled from multiple components are caravans; those decisions were reached on their own facts ; the LPA reiterates that its case is not based on the number of constituent parts used to assemble the structure. The LPA accepts that a single-unit caravan may comprise multiple components and that the statutory definition does not impose a limit on the number of parts. Rather, the LPA's concern relates to the nature of those parts and the proposed method of assembly. The submitted details demonstrate a structure formed from conventional building materials, including timber-framed walls and roof construction, timber joinery, cladding and roof tiles, assembled on site through what are, in substance, ordinary building operations. The proposal is therefore materially different from a structure assembled from pre-manufactured sections specifically designed for relocation.

The Appellant also refers to previous certificates issued by the LPA (**Appendix C** PL/2025/07388 and **Appendix D** PL/2025/08106) and decisions from other authorities. The LPA notes that the certificates issued under PL/2025/07388 and PL/2025/08106 simply confirmed the lawfulness of siting a caravan within the curtilage of a dwelling and did not require the LPA to determine the detailed construction, assembly and mobility issues raised in the present appeal. In contrast, the appeal application expressly seeks confirmation that a particular structure, with a particular method of construction, satisfies the statutory definition of a caravan. The LPA also notes that it recently granted a certificate under PL/2026/03302 (**Appendix E**), where sufficient evidence was provided to demonstrate, on the balance of probability, that the proposal would not involve building operations requiring planning permission. This demonstrates that the LPA's position is not based on the number of components involved, but on the nature of those components, the method of assembly and the overall characteristics of the structure proposed. Whilst consistency in decision-making is important, each application must be determined on its own facts and circumstances, and the LPA is not bound by decisions made in other cases.

Conclusion

It is respectfully argued that the LPA has provided sufficient evidence to substantiate its reasons for refusal of the application subject of the appeal and that this is explained clearly within the decision notice, case officer report and statement above. The LPA does not say all multi-part structures fail to be caravans; it simply maintains that this particular structure, as submitted, has not been demonstrated to be a caravan.

The LPA is confident that the decision has been made in line with planning law and that all relevant material has been considered appropriately. The LPA respectfully request that the Inspector dismiss this appeal.

Yours sincerely

SE Stockley
Senior Planning Officer

Documents Enclosed

Appendix A- Decision Notice

Appendix B- Delegated Officer Report

Appendix C- Decision CLP PL 2025 07388

Appendix D- Decision CLP PL 2025 08106

Appendix E- Decision CLP PL 2026 03302



The Town and Country Planning Act 1990
**Refusal of Certificate of Lawful Use or Development - Proposed Use
or Development**

Application Reference Number: PL/2026/00518

Decision Date: 07/07/2026

Applicant:	Prime Oak The Millworks, Heath Mill Road, Wombourne, South Staffordshire, WV5 8AP
Particulars of Development:	Certificate of lawfulness for proposed siting of Mobile Caravan Structure to Provide Incidental Annexe Accommodation
At:	Cider Orchard, Cheeseley Hill, Grittenham, Chippenham, SN15 4JU

Wiltshire Council hereby certify that this application for a Certificate is hereby **REFUSED** for the following reason:

Refusal Reason

- 1 The Local Planning Authority is not satisfied, on the balance of probability, that the structure the subject of this application is a caravan as defined by Section 29 of the Caravan Sites and Control of Development Act 1960 (as amended by Section 13 of the Caravan Sites Act 1968). The evidence submitted indicates that the structure constitutes a building by reason of its degree of permanence, immobility and method of construction. As a building, it represents operational development requiring planning permission. The development is therefore not lawful and a Certificate of Lawful Proposed Use or Development cannot be granted under Section 192 of the Town and Country Planning Act 1990.

Nic Thomas - Director of Planning, Economy and Climate

If the applicant is aggrieved by this decision an appeal may be lodged with the Secretary of State under the terms of Section 195 of the Town and Country Planning Act 1990. Appeals may be made on a form which is obtainable from the Planning Inspectorate via the Inspectorate website of Planning Portal –

www.planninginspectorate.gov.uk

www.planningportal.gov.uk/planning/appeals

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

A copy of the appeal documents should be sent direct to planningappeals@wiltshire.gov.uk.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT

APPLICATION REFERENCE:	PL/2026/00518
APPLICATION TYPE:	Lawful development: Proposed use
SITE ADDRESS:	Cider Orchard, Cheeseley Hill, Grittenham, Chippenham, SN15 4JU
DEVELOPMENT DESCRIPTION:	Certificate of lawfulness for proposed siting of Mobile Caravan Structure to Provide Incidental Annexe Accommodation
RECOMMENDATION:	Refuse

PROPOSAL

This application seeks a Certificate of Lawfulness (CLP) under Section 192 of the Town and Country Planning Act 1990 (as amended) for a proposed “Siting of Mobile Caravan Structure to Provide Incidental Annexe Accommodation”



The planning merits of the proposal are not under consideration. The only issue in this case whether the proposed works constitute development which requires planning permission within the meaning of TCPA 1990 Section 55 with relevant regard to the provisions of the Caravan Sites & Control of Development Act 1960, as amended by section 13(1) & (2) of the Caravan Sites Act 1968.

RELEVANT LEGISLATION AND POLICY

- Town and Country Planning Act 1990
- Planning Practice Guidance – Lawful Development Certificates
- Caravan Sites & Control of Development Act 1960; Caravan Sites Act 1968 (Definition of Caravan) (Amendment) (England) Order 2006.)

The statutory framework governing lawful development certificates for proposed uses is set out in Section 192 of the Town and Country Planning Act 1990 (as amended). Lawful

development is development against which no enforcement action may be taken and where no enforcement notice is in force, or, for which planning permission is not required.

CONSULTATION & REPRESENTATIONS

There is no statutory requirement to consult third parties, including Parish Councils or neighbours, as is the case in this instance, as the application is assessed on its compliance with the relevant cited legislation and relevant caselaw.

No consultation was carried out in this case.

RELEVANT SITE HISTORY

Proposal / Summary
N/12/02198/FUL - Full planning permission Decision - Refused Date: 30/11/2012 – Reinstatement of Existing Redundant Farm Building Including Re-Building Demolished Section of Barn
N/13/00717/FUL - Full planning permission Decision - Approve with Conditions Date: 31/5/2013 – Conversion of Redundant Agricultural Building to Class B1 Use
N/11/03729/PRAP - Pre-Application enquiry Decision - Object Date: 15/11/2011 – Conversion of building to residential holiday home.
14/06116/FUL - Full planning permission Decision - Approve with Conditions Date: 7/10/2014 – Extension to Existing Office Building
15/00964/VAR - Removal/variation of conditions Decision - Refused Date: 27/3/2015 – Variation Of Condition 5 & Removal Of Conditions 4, 7, 8 & 9 Of Planning Permission 14/06116/FUL.
17/08067/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 11/10/2017 – Variation of Conditions 2, 3 & 5 of 14/06116/FUL in relation to plans, materials and visibility splay.
20/01061/FUL - Full planning permission Decision - Approve with Conditions Date: 1/9/2021 – 'Reuse of existing office building as 1No Self-contained dwelling'
PL/2021/11724 - Householder planning permission Decision - Approve with Conditions Date: 31/3/2022 – Fitting out of existing building to form a self-contained dwelling in accordance with consent granted under 20/1601/FUL to include replacement windows and doors, single storey extension, restoration of brick façade, insertion of three rooflights and installation of four photovoltaic panels on rear roof.

EVIDENCE SUBMITTED BY APPLICANT

The submitted information/evidence consists of the following -

- Site Location Plan (DWG 97267/01),
- Block Plan (97267/02),
- Proposed Elevations (DWG 97267/06)
- Proposed Plans & Section – Floor and Roof Plans (DWG 97267/05)
- Supporting Statement (Sineo+251i26022411130).
- Lifting Frame Calculations (Ref 26/092/May 2026)
- Lifting Frame Diagram (Ref Not Legible) received May 2026
- Assembly Diagram (DWG 97267/000 V1 May 2026)
- Structural Timber Frame Calculations (Ref 26/092/May26)

Other Supporting Details

- Covering Letter
- Crane Specifications
- Caravan Approval Portfolio 9th January 2026 Part One
- Caravan Approval Portfolio 9th January 2026 Part Two
- Appeal Decision 2159970
- Appeal Decision 3140569
- Appeal Decision 1074589
- Appeal Decision 3174314
- Appeal Decision 3298471

ASSESSMENT

The application relates to the proposed siting of a mobile caravan structure within the garden of an existing dwelling and seeks confirmation that the proposal falls within the definition of a 'caravan' as set out in the Caravan Sites & Control of Development Act 1960, as amended by the Caravan Sites Act 1968.

Section 29(1) of the Caravan Sites and Control of Development Act 1960¹ which defines a caravan as any structure designed or adapted for human habitation that is capable of being moved from one place to another, whether by being towed or transported on a motor vehicle or trailer, including motor vehicles so adapted, but excluding railway rolling stock on rails and tents.

The definition of a caravan is set out in section 29 of the Caravan Sites and Control of Development Act 1960 ("the 1960 Act"):

Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted. but does not include:

- a. any railway rolling stock which is for the time being on rails forming part of a railway system, or*
- b. any tent.*

This definition was extended by section 13(1) of the Caravan Sites Act 1968² to include twin-unit caravans, being structures composed of no more than two sections designed to be

¹ [Caravan Sites and Control of Development Act](#) 1960 Part 1, Section 29 (1)

² [Caravan Sites Act 1968](#) Section 13 (1)

assembled on-site, which, once assembled, are still capable of being moved by road, even if they cannot legally be moved in that assembled state.

“Development” is defined under section 55(1) of the Town and Country Planning Act 1990³ as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of buildings or other land.

The Town and Country Planning Acts 1990⁴ define a “building” as including any structure or erection, and any part of a building so defined, but excluding plant or machinery comprised within a building. In *Cardiff Rating Authority v Guest Keen Baldwin's Iron & Steel Co Ltd* [1949]⁵ It was established that whether something constitutes a building requires an assessment of three key factors considered in the round: size, permanence, and physical attachment.

In terms of size, a building will generally be something constructed on-site rather than brought to the location fully pre-assembled. Permanence requires that the structure demonstrate a meaningful degree of temporal or situational continuity in its location. Physical attachment concerns the extent to which the structure is fixed or anchored to the ground; however, attachment is not strictly essential where the structure's own weight is sufficient to secure it in place, as confirmed in *R (Save Woolley Valley Action Group Ltd) v Bath and North East Somerset Council* [2012] EWHC 2161⁶.

The applicants supporting statement describes the definitions of a caravan under both the 1960 Act and the 1968 Act which define a twin-unit caravan. It is stressed by the applicant in the statement that the proposed structure in this case is a **single-unit caravan**. The statement does however still go on to compare the proposed structure to the relevant size limitations of the 1968 Act.

Size Test

It is evident that the proposed structure exhibits the proportions and characteristics of a typical outbuilding, akin to a domestic shed or summerhouse. In terms of size, revised plans have been received comprising Proposed Elevations (DWG 97267/06) and Proposed Plans and Sections – Floor and Roof Plans (DWG 97267/05), which set out the dimensions of the proposed unit. The Caravan Sites Act 1968 (as amended) provides that a caravan must not exceed 20 metres in length, 6.8 metres in width, and 3.05 metres in internal height. The submitted plans demonstrate that the unit falls within these prescribed limits.

While the Council agrees that the structure falls within the size limitations of the 1968 Act. It the applicant's case is that a single unit caravan is proposed so this point is largely irrelevant to the case. Added to the fact the structure comprises of many elements to be constructed on site it is clear the structure would not meet the definition of the twin unit caravan as defined under the 1968 Act. The remainder of the assessment therefore considers whether the structure is a single unit caravan with regard to the 1960 Act or whether it is a building.

³ [Town and Country Planning Act 1990](#) Part 3, Section 55 (1)

⁴ [Town and Country Planning Act 1990](#) Part 15, Section 336 (1)

⁵ [When is a building not a "building" in planning? - BM Insights - Blake Morgan](#)

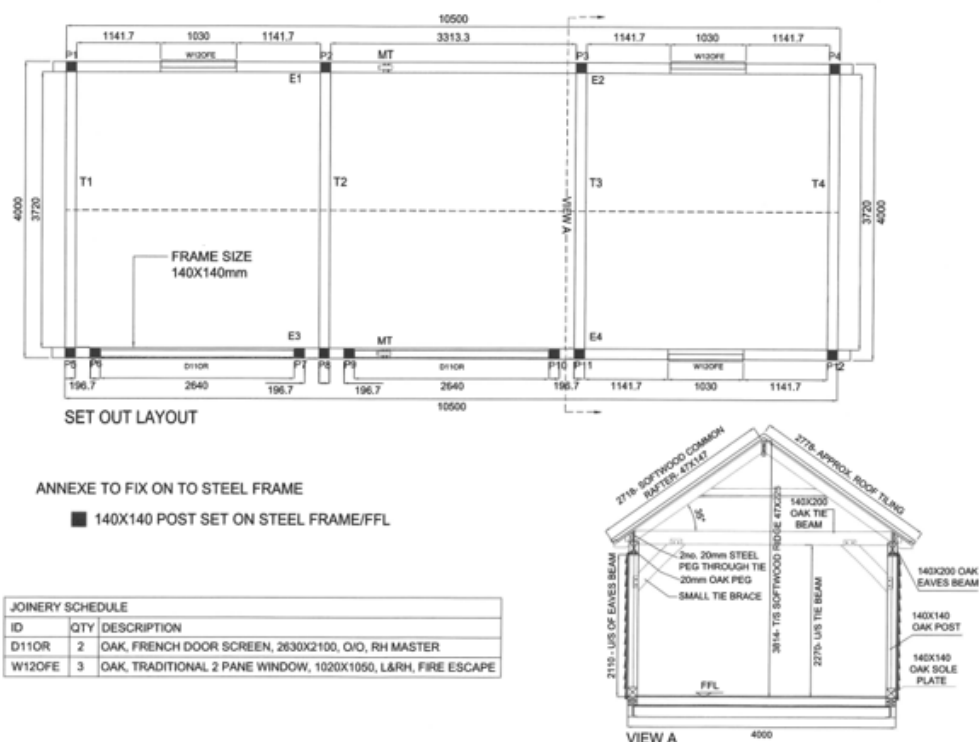
⁶ [R Save Woolley Valley Action Group Ltd v Bath and North East Somerset Council \(1\) Golden Valley Paddocks Ltd \(Interested Parties\) \(2\) Secretary of State for Communities and Local Government - vLex United Kingdom](#)

Whether suitable for Human Habitation

The applicant has submitted amended plans which show a structure designed with facilities necessary for day to day living. The structure as shown would be suitable for living in. There is some conflict within the description of the use which refers to *incidental* use, which would not include ancillary accommodation, but this does not deter from the point of whether the structure is a caravan being suitable for human habitation for the purpose of the 1960 Act.

Construction Test

The submitted plans show and oak framed structure with softwood rafters, tiled roof, traditional oak framed windows and oak French doors.



The supporting statement describes that the structure would sit on a structural steel chassis with timber cross members. The frame sits on concrete pads avoiding the need for permanent foundation or excavation works beyond stripping soil to provide a level area. The chassis would be fitted with lifting eyes to allow lifting straps/and rig frame to be attached the chassis could be lifted and placed onto a flatbed lorry for transportation.

The statement describes a structure constructed from timber frame with walls clad in timber weatherboard and the roof finished in tiles. It is explained that components of the timber frame would be prepared, manufactured and cut to size in a factory along with the cladding, internal partitions and roof tiles which would then be assembled on site. The process described is typical for the construction of any timber framed building where building elements such as roof trusses, insulation panels, windows and doors which are supplied by manufacturers. The methods described in this case are much the same as those required for the construction of a building requiring substantial works carried out by a person carrying on business as a builder.

Unlike in APP/L5240/X/22/3295099, where detailed evidence demonstrated the structure would be formed from discrete sections specifically designed for assembly and relocation, no such evidence has been provided here. There is no indication that the structure would be composed of clearly defined, relocatable sections.

The Council accepts that unlike the 1968 definition for a twin unit caravan which must be composed of not more than two sections, a single unit caravan does not include such a stipulation. So, while it is reasonable that a single unit caravan could compose of more than two preassembled parts, it does not follow that where substantial amount of building works are required to take place on site, any other structure should be deemed to be a caravan.

The lifting frame details further demonstrate that a separate lifting mechanism would be attached only following completion of the structure, confirming that the ability to move the unit is not inherent to its construction but instead facilitated after assembly.

When assessed against the statutory definition of a caravan and the principles established in appeal decisions, the composition and the method described weighs against the case that the structure is a caravan. The proposal would comprise conventional building materials and techniques, including an oak/timber structural frame, roof structure, and external cladding. The limited degree of prefabrication relates only to the preparation of typical building elements, rather than the delivery of a completed or substantially complete preformed elements.

Taking all matters together, the construction method points decisively towards the erection of a permanent timber-framed building rather than the siting of a caravan. The proposal does not meet the statutory definition of a caravan and is properly characterised as operational development under section 55(1) of the 1990 Act³.

Mobility Test

In respect of mobility, the statutory requirement is that the structure must be capable of being moved from one place to another as a complete entity, rather than through dismantling, reconstruction, or reliance on exceptional measures.

The details describe that the structure would first be fully assembled on site, including a timber framed walls and roof, oak posts, roof tiles, timber cladding, and traditional windows and doors.

The submitted lifting frame details include a plan showing the requirement for a temporary lifting frame to be installed below the permanent sub floor frame which also includes 4 lifting points. Lifting frame calculations and a structural engineer's letter is provided to support the case that the structure could be lifted by crane from the site when the lifting frame has been installed. It is however noted that the details show lifting points/straps in different positions. This arrangement is said to enable the structure to be lifted by crane onto a flatbed vehicle for transportation.

This approach demonstrates that the structure is not designed to be readily movable in its constructed state, but instead requires a separate lifting system to be installed and specialist equipment to facilitate any relocation. The information provided suggested theoretical possibility based on weight calculations rather than proving the actual structure in its constructed form can be moved without damage or dismantling. The LPA is not satisfied in this case that mobility is an integral characteristic of the structure proposed in this case.

This approach is consistent with the findings in APP/W1850/X/25/3376739⁷, where the Inspector gave significant weight to the absence of evidence that a timber-framed structure could be moved intact without damage, concluding that it did not meet the statutory definition of a caravan. Similarly, in APP/Y1138/X/17/3180671⁸, it was found that where a structure could not be moved without damage or dismantling, it could not reasonably be regarded as a caravan. These decisions confirm that the test is one of practical, inherent mobility, not theoretical or engineered capability.

This approach has been consistently rejected in appeal decisions. In APP/W1850/X/25/3376739, the Inspector found that a timber-framed structure constructed from component parts on site, and lacking evidence of structural integrity for relocation, was a building rather than a caravan. Similarly, in APP/Y1138/X/17/3180671, the incorporation of additional construction works and the resulting inability to move the structure without damage weighed against it being a caravan. In APP/P1940/X/24/3336810, the Inspector emphasised that where there is ambiguity or insufficient evidence to demonstrate compliance with the statutory definition, a certificate cannot be granted.

Taking all matters together, the proposal fails to demonstrate, on the balance of probability, that the structure would be capable of being moved from one place to another in accordance with section 29(1) of the 1960 Act¹. The reliance on post-construction intervention, specialist equipment, and the absence of clear evidence of intact mobility weigh decisively against the proposal. As such, the mobility test is not met, further reinforcing the conclusion that the structure is a building rather than a caravan.

Permanence

There is no indication that the structure would be used for only a limited period, nor any evidence that it is intended to be moved. Given this, and the effort required to relocate it, it is reasonable to conclude that it would remain where it is initially constructed. This degree of permanence further supports the conclusion that the structure would be a building.

Material change of use

There is some conflict within the description of the proposed use which refers to both incidental use and annexe accommodation.

Annexe uses are considered as ancillary to the main residential use of the dwelling. Incidental uses are additional activities which do not impact on the primary use such as home offices, pool houses and sheds. Habitable accommodation which is intended to be ancillary to the main house, as an annexe, could not be described as incidental. It must be either ancillary accommodation or another incidental residential use to remain within the same planning unit. It does appear from what is described that the proposal relates to annexe accommodation and the use of the term incidental is not used intentionally to mean something different in this case however this does introduce some ambiguity to the applicant's case, particularly where the initial plans did not propose facilities making the structure habitable.

In theory, ancillary use of the structure for accommodation in connection with the residential occupation of the dwelling would not introduce a new land use or alter the planning unit. Use of the structure for ancillary annexe accommodation would not amount to a material change of use.

CONCLUSION

On consideration of the evidence submitted, the LPA is not satisfied that the structure would be delivered and sited as a single, self-contained unit, or that it has been designed or engineered to be assembled on site in a manner consistent with a caravan. Further the proposal relies on post-construction intervention and installation of a secondary structural frame which are not considered to demonstrate inherent mobility.

It is not demonstrated that the proposal meets the statutory definition of a caravan. Instead, the evidence available indicates that the proposal would involve operational development through the construction of a timber-framed building on site. A lawful development cannot be granted on this basis.

RECOMMENDATION

That the Certificate of Lawfulness for Proposed Development is REFUSED.

The Local Planning Authority is not satisfied, on the balance of probability, that the structure the subject of this application is a caravan as defined by Section 29 of the Caravan Sites and Control of Development Act 1960 (as amended by Section 13 of the Caravan Sites Act 1968). The evidence submitted indicates that the structure constitutes a building by reason of its degree of permanence, immobility and method of construction. As a building, it represents operational development requiring planning permission. The development is therefore not lawful, and a Certificate of Lawful Proposed Use or Development cannot be granted under Section 192 of the Town and Country Planning Act 1990.

**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Proposed Use or Development

**Application Reference Number: PL/2025/07388
Decision Date: 20/10/2025**

Applicant: Mr Jack Nethercott
The Millworks,, Heath Mill Road, Wombourne, South Staffordshire , United Kingdom, WV5 8AP

At: Bay Tree House, The Green, East Knoyle, Salisbury, SP3 6BN

Wiltshire Council hereby certify that on 11 September 2025 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red 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:

Condition

- 1** It is concluded, on the evidence provided, that the stationing of a mobile home falling within the description of a caravan within the Caravan Site and Control of Development Act 1960 as amended by the Caravan Sites Act 1968 and sited within the curtilage of the existing dwelling for the purposes of providing an annexe to be occupied incidental to the occupancy of the existing dwelling would not constitute a material change of use of land or development and would therefore be lawful without the grant of planning permission.

SCHEDULE 1: Certificate of lawfulness for the proposed siting of caravan within a domestic garden

SCHEDULE 2: Bay Tree House, The Green, East Knoyle, Salisbury, SP3 6BN

Signed

Nic Thomas - Director of Planning, Economy and Regeneration

Notes -

1. This Certificate is issued solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development 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 Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This 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 manner relevant to determining such lawfulness.



The Town and Country Planning Act 1990
Certificate of Lawful Use or Development - Proposed Use or
Development

Application Reference Number: PL/2025/08106

Decision Date: 20/11/2025

Applicant:	Mr Jonathan Stackhouse, The Millworks, Heath Mill Road, Wombourne, South Staffordshire, WV5 8AP.
Particulars of Development:	Siting of a mobile structure to provide ancillary annexe accommodation.
At:	Combe Farm, Combe Lane, Bratton, Westbury, BA13 4SY.

Wiltshire Council hereby certify that on the operative date shown below the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red 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 (contained in the informative):

Informative: (1)

It is concluded, on the evidence provided, that the stationing of a mobile home structure falling within the description of a caravan within the Caravan Site and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968) and sited within the curtilage of the existing dwelling for the purposes of providing an annexe to be occupied incidental to the occupancy of the existing dwelling, would not constitute a material change of use of land or development, and would therefore be lawful without the grant of planning permission

Nic Thomas - Director of Planning, Economy and Regeneration

Notes -

1. This Certificate is issued solely for the purpose of Section 192 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development 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 Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This 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 manner relevant to determining such lawfulness.

5. Your attention is drawn to the rights of appeal you have against the Council's decision, contained in Section 195 of the Town and Country Planning Act 1990 (as amended). Any appeal must be lodged within 3 months of the date of this decision.

**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Proposed Use or Development

**Application Reference Number: PL/2026/03302
Decision Date: 26/08/2026**

Applicant: Mr and Mrs Steven and Lesley Stride 10 Horseshoe Cottage Malmesbury Road, Leigh, Wiltshire, SN6 6RH

Proposed Lawful Development Certificate for use of the land for siting a mobile home, either to be assembled on site as single unit caravan (as defined by section 29(1) of the Caravan Sites and Control of Development Act 1960) or factory assembled as a twin unit caravan (as defined by section 13 of the Caravan Sites Act 1968), for use ancillary to the main dwelling.

At: Horseshoe Cottage, 10 Malmesbury Road, Leigh, Swindon, SN6 6RH

Wiltshire Council hereby certify that on 05 June 2026 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red 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:

Sufficient evidence has been provided to demonstrate, on the balance of probability, the proposal would not involve undertaking building operations or a material change of use requiring planning permission, and a certificate can be granted accordingly.

SCHEDULE 1: Proposed Lawful Development Certificate for use of the land for siting a mobile home, either to be assembled on site as single unit caravan (as defined by section 29(1) of the Caravan Sites and Control of Development Act 1960) or factory assembled as a twin unit caravan (as defined by section 13 of the Caravan Sites Act 1968), for use ancillary to the main dwelling.

SCHEDULE 2: Horseshoe Cottage, 10 Malmesbury Road, Leigh, Swindon, SN6 6RH



Signed

Nic Thomas - Director of Planning, Economy and Regeneration

Notes -

1. This Certificate is issued solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development 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 Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This 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 manner relevant to determining such lawfulness.