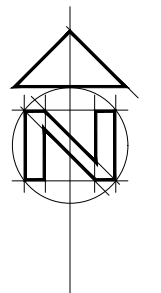
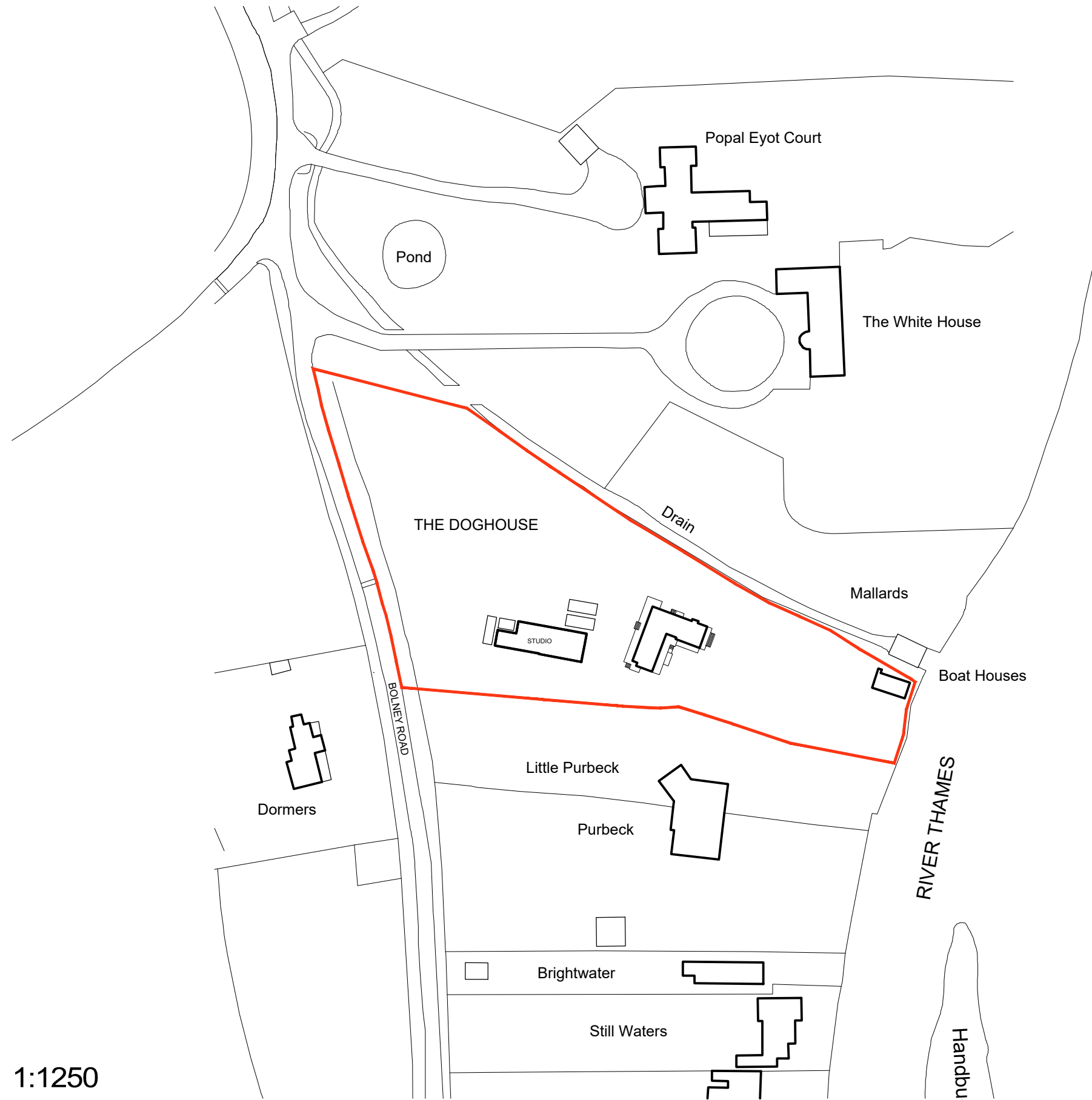




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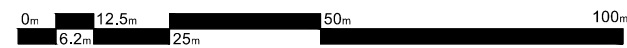


REV	COMMENTS	DATE



Location Plan 1:1250

1:1250 scale Bar  
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 If printing on any other size please use the scale bar below.



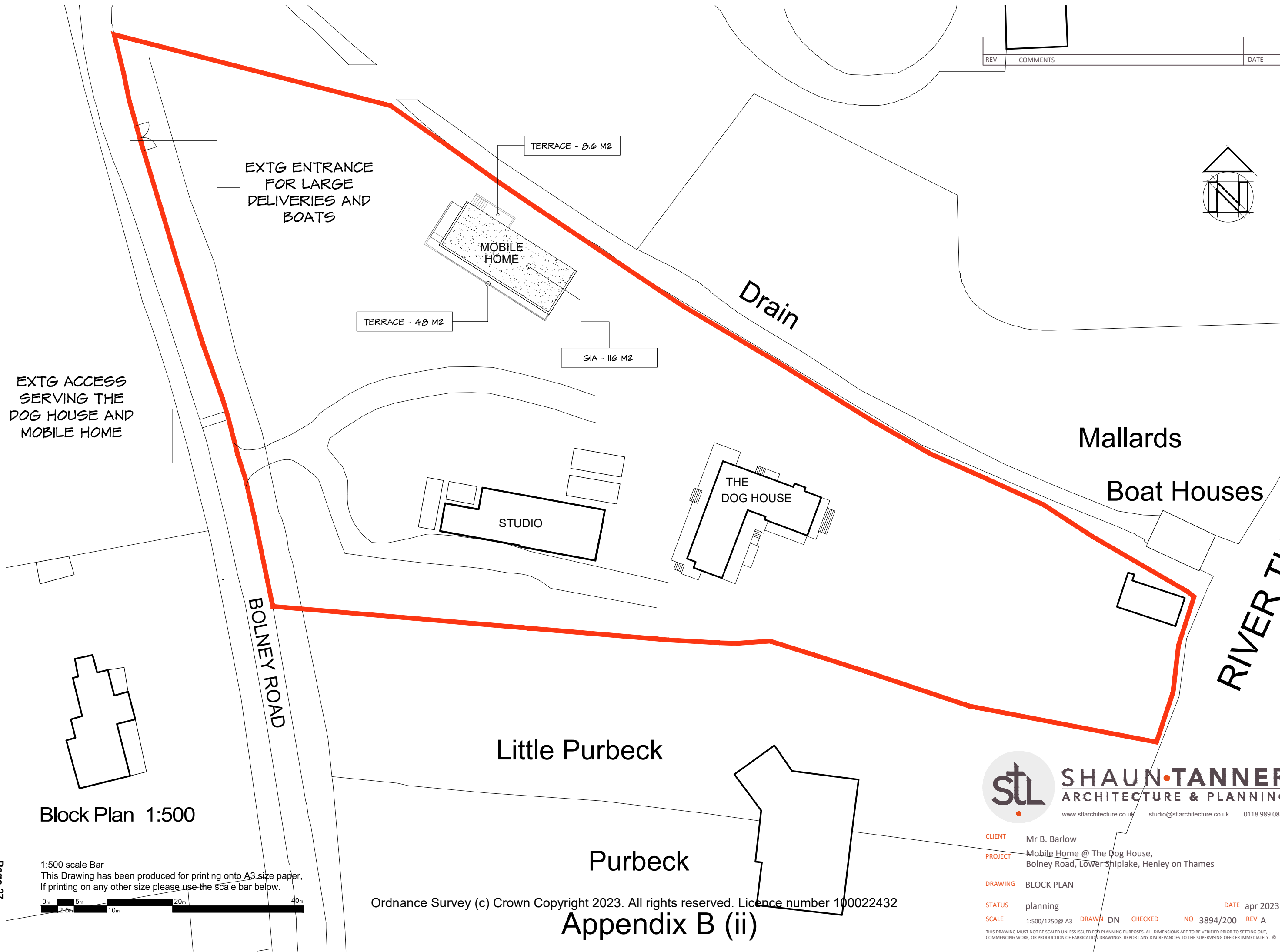
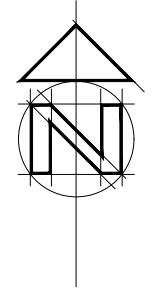
Appendix B (i)

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**stl** **SHAUN TANNER**  
 ARCHITECTURE & PLANNING  
 www.stlarchitecture.co.uk studio@stlarchitecture.co.uk 0118 989 08

CLIENT Mr B. Barlow  
 PROJECT Mobile Home @ The Dog House,  
 Bolney Road, Lower Shiplake, Henley on Thames  
 DRAWING LOCATION PLAN  
 STATUS planning DATE apr 2023  
 SCALE 1:1250@ A3 DRAWN DN CHECKED NO 3894/100 REV  
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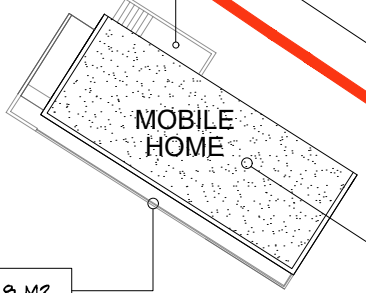
REV	COMMENTS	DATE



EXTG ACCESS  
SERVING THE  
DOG HOUSE AND  
MOBILE HOME

EXTG ENTRANCE  
FOR LARGE  
DELIVERIES AND  
BOATS

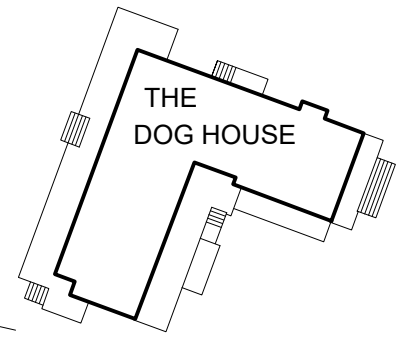
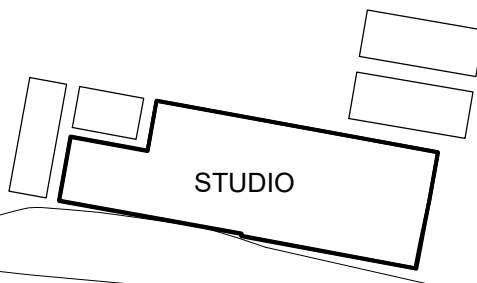
TERRACE - 8.6 M2



TERRACE - 48 M2

GIA - 116 M2

Drain



Mallards

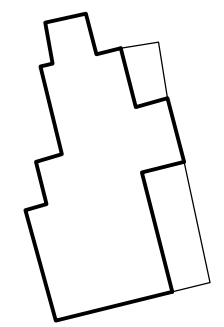
Boat Houses

Little Purbeck

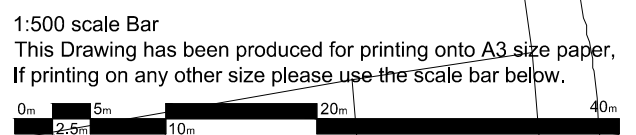
Purbeck

BOLNEY ROAD

RIVER T.



Block Plan 1:500



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# Appendix B (ii)

**stl** SHAUN TANNER  
ARCHITECTURE & PLANNING  
www.stlarchitecture.co.uk studio@stlarchitecture.co.uk 0118 989 08

CLIENT	Mr B. Barlow
PROJECT	Mobile Home @ The Dog House, Bolney Road, Lower Shiplake, Henley on Thames
DRAWING	BLOCK PLAN
STATUS	planning
SCALE	1:500/1250@ A3 DRAWN DN CHECKED NO 3894/200 REV A
DATE	apr 2023

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REV	COMMENTS	DATE



NORTH ELEVATION



EAST ELEVATION

## Appendix B (iii)

1:100 scale Bar  
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**CLIENT** Mr B. Barlow  
**PROJECT** Mobile Home @ The Dog House, Bolney Road, Lower Shiplake, Henley on Thames  
**DRAWING** PROPOSED ELEVATIONS 20F2  
**STATUS** planning **DATE** apr 2023  
**SCALE** 1:100@ A3 **DRAWN DN** **CHECKED** **NO** 3894/204 **REV** A

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REV	COMMENTS	DATE



SOUTH ELEVATION



WEST ELEVATION

## Appendix B (iv)

1:100 scale Bar  
This Drawing has been produced for printing onto A3 size paper,



**CLIENT** Mr B. Barlow  
**PROJECT** Mobile Home @ The Dog House,  
Bolney Road, Lower Shiplake, Henley on Thames

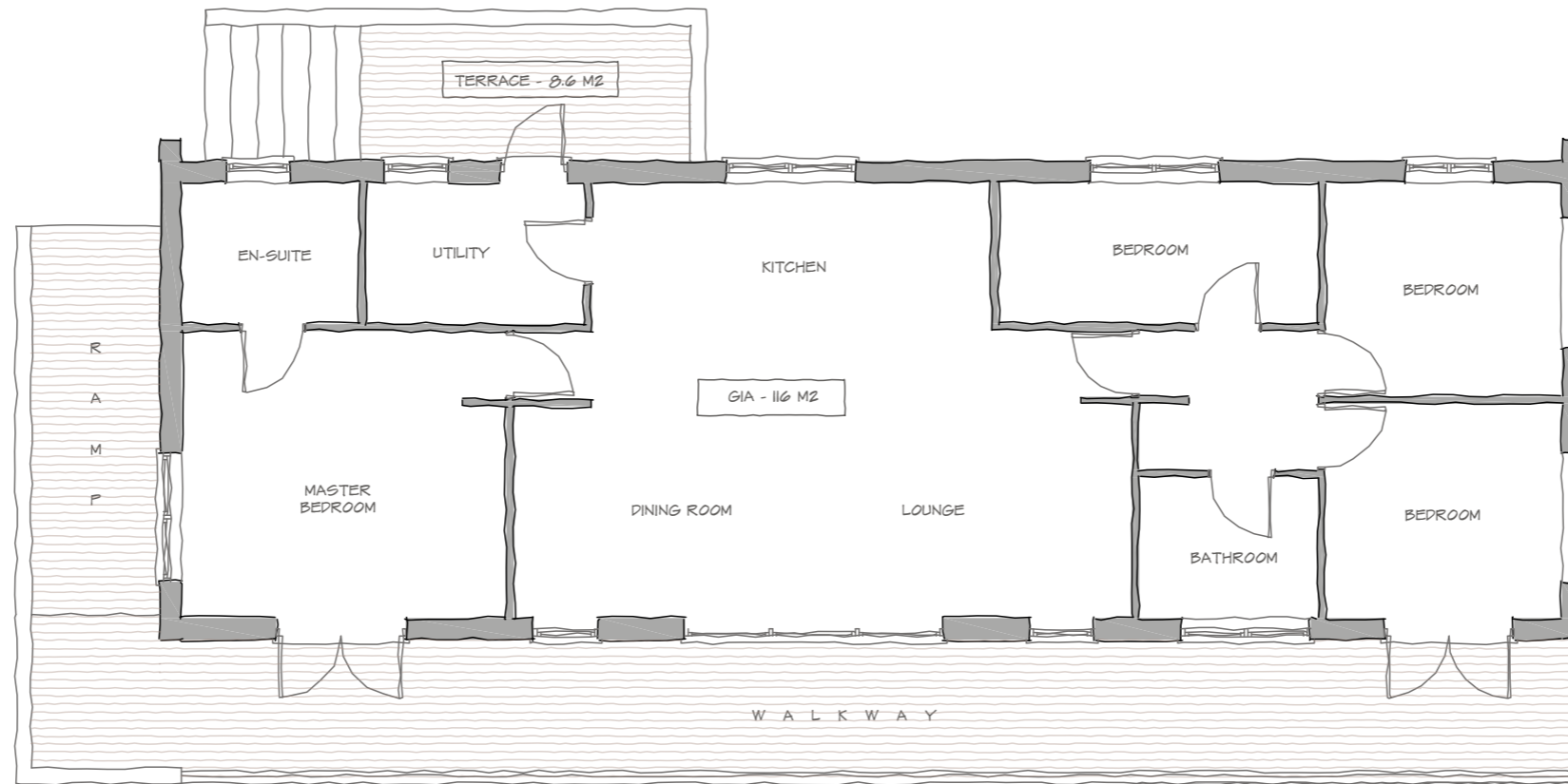
**DRAWING** PROPOSED ELEVATIONS 10F2

**STATUS** planning **DATE** apr 2023

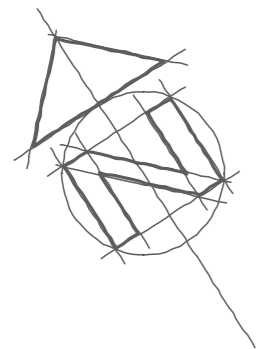
**SCALE** 1:100@ A3 **DRAWN DN** **CHECKED** **NO** 3894/203 **REV** A

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REV	COMMENTS	DATE



GROUND FLOOR PLAN



## Appendix B (v)

1:100 scale Bar  
This Drawing has been produced for printing onto A3 size paper,



**CLIENT** Mr B. Barlow  
**PROJECT** Mobile Home @ The Dog House,  
Bolney Road, Lower Shiplake, Henley on Thames

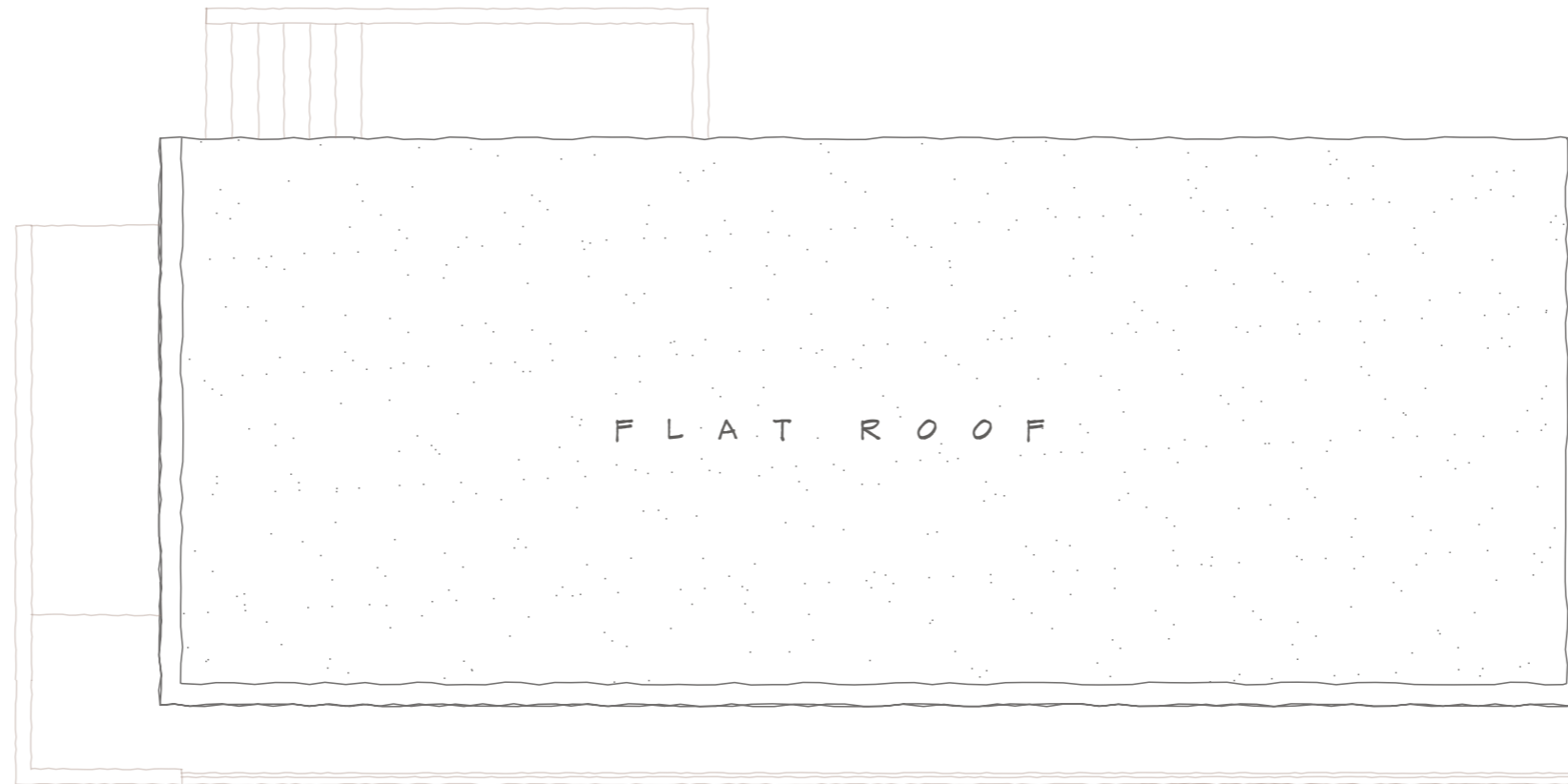
**DRAWING** PROPOSED GROUND FLOOR PLAN

**STATUS** planning **DATE** apr 2023

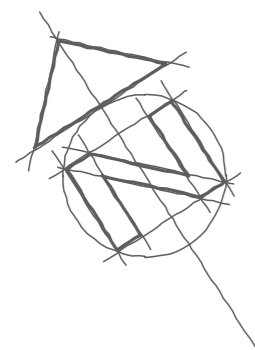
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REV	COMMENTS	DATE



ROOF PLAN



## Appendix B (vi)

1:100 scale Bar  
This Drawing has been produced for printing onto A3 size paper,



**CLIENT** Mr B. Barlow  
**PROJECT** Mobile Home @ The Dog House,  
Bolney Road, Lower Shiplake, Henley on Thames

**DRAWING** PROPOSED ROOF PLAN

**STATUS** planning **DATE** apr 2023

**SCALE** 1:100@ A3 **DRAWN DN** **CHECKED** **NO** 3894/202 **REV** A

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<b>APPLICATION NO.</b>	<a href="#">P21/S0835/LDP</a>
<b>APPLICATION TYPE</b>	LAW. DEV. (PROPOSED)
<b>REGISTERED</b>	6.4.2021
<b>PARISH</b>	SHIPLAKE
<b>WARD MEMBER(S)</b>	Leigh Rawlins David Bartholomew
<b>APPLICANT</b>	David Barlow
<b>SITE</b>	Doghouse Studio, The Annexe Bolney Road Lower Shiplake, RG9 3NS
<b>PROPOSAL</b>	Proposed twin mobile home/lodge on land within the garden of the application property
<b>OFFICER</b>	Daniella Rogers

---

## 1.0 INTRODUCTION AND PROPOSAL

- 1.1 Doghouse Studio is a detached dwelling located within the built-up limits of Shiplake. The site does not fall within any designated area.
- 1.2 The application seeks from the council a Lawful Development Certificate for the proposed use of land within the curtilage of the dwelling for the stationing of a static caravan (to be occupied ancillary to the main house). It is proposed to be stationed within the garden of Doghouse Studio to the north of the main dwelling.
- 1.3 The submitted application documents and plans have provided the following evidence about the proposed mobile home:
1. Dimensions of unit: Length 19.8 metres, Depth 6.7 metres, Height 3 metres.
  2. The mobile home is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices.
  3. The mobile home is assembled into two distinguishable parts on site and the final act of assembly is the bolting of the two parts together.
  4. Once the unit is purchased, the applicants and the structural engineer will determine the appropriate foundation on which to place the unit. This will likely to be the urban plinth detailed in Appendix A. The permitted development rights allow for a hard surface within the curtilage of a dwellinghouse in most instances.
  5. A copy of the manufacturer's compliance report summary is included at Appendix A. This confirms that the mobile home will be constructed to comply with the two Caravan Acts and will be fully mobile.
  6. The lodge would be occupied in conjunction with the family occupying the main dwelling on the basis of providing incidental accommodation. The applicant has recently had to move into Doghouse Studio with his father and shares custody of his 3 children who are with him 50% of the time. They have been residing in the Studio, however, this has become unsustainable due to space restrictions
  7. There will be no separate address, post box, utility metres, services, parking, curtilage, garden, or access



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Shiplake Parish Council – No response received

3.0 **RELEVANT PLANNING HISTORY**

3.1 None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

5.0 **POLICY & GUIDANCE**

5.1 **Town and Country Planning Act 1990 (as amended).**

5.2 **Town and Country Planning (General Permitted Development) Order 2015.**

5.3 **Caravan Sites and Control of Development Act 1960 (the 1960 Act)  
Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes)  
(England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006**

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

- **Relevant guidance and legislation**
- **Whether the proposal complies with the definition and operational testing of a ‘caravan’ under section 13 of Caravan Sites Act 1968 (The 1968 Act) and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006.**
- **Whether the siting of the caravan amounts to operational development under Section 55 of the Town and Country Planning Act 1990.**

6.2 **Relevant guidance and legislation**

*Guidance*

Determination of this application relies solely on the facts, evidence, legislation, and relevant case law. Development Plan policy is not relevant to consideration of the proposed works.

6.3 The PPG sets out how applications for LDC’s should be determined. It notes that the applicant is responsible for providing sufficient information to support an application. In

the case of applications for proposed development, an applicant needs to describe the proposal with sufficient clarity and precision to enable a local planning authority to understand exactly what is involved (Paragraph: 006 Reference ID: 17c-006-20140306)

#### 6.4 Legislation

The following provisions are relevant to the consideration of the proposed scheme:

Development is defined in s55 of the Act;

“Development,” means 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 any buildings or other land.

-----

(1A) For the purposes of this Act “building operations” includes—

- (a) demolition of buildings;
- (b) rebuilding;
- (c) structural alterations of or additions to buildings; and
- (d) other operations normally undertaken by a person carrying on business as a builder.

(2) The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

- (d) the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such;

-----

The definition of a caravan is provided in section 29(1) of the Caravan Sites and Control of Development Act 1960 (the 1960 Act) as follows:

*“... 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:*

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

This definition has been modified by Section 13 (1) of the Caravan Sites Act 1968 (“The 1968 Act”), which deals with twin-unit caravans. This provides that:

*“A structure designed or adapted for human habitation which:*

- a) Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices; and*
- b) Is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or not having been) a caravan within the meaning of Part 1 of the Caravan Sites and Control of Development Act 1960 by reason only that it cannot lawfully be moved on a highway when assembled.*

-----

Section 13(2) of the 1968 Act (amended October 2006) prescribes the following maximum dimensions for "twin unit caravans":

- (a) length (exclusive of any drawbar); 20 metres;
- (b) width: 6.8 metres;
- (c) overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 3.05 metres.

-----

As result of this legislation, it is widely acknowledged that what is considered to constitute a 'caravan' is not necessary a structure in the traditional sense. Mobile homes, static style caravans and log cabins, for example, have all been shown in cases to fall within these statutory provisions.

**6.5 Whether the development complies with the definition and operational testing of a 'caravan' under sections 29 and 13 of Caravan Sites Act 1968 (The 1968 Act) and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006.**

**Section 29 Definition of 'Caravan'**

**The application seeks a certificate of lawfulness for the siting of a "caravan",** (meaning 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, and 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),

**and passes Section 13 of Caravan Sites Act 1968 construction and mobility tests as proposals are for a structure designed for human habitation which:**

- Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices
- When assembled it would be physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)
- It can lawfully be moved along a highway road when assembled.
- It is not more than 20 metres in length (exclusive of any drawbar)
- It is not more than 6.8 metres wide
- The overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level) is not more than 3.05 metres.

**6.6 Whether the siting of the caravan amounts to operational development under Section 55 of the Town and Country Planning Act 1990.**

Planning permission can be required where development takes place. Development is defined in Section 55(1) of the Town and Country Planning Act 1990 as being:

*"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 any buildings or other land"*

**6.7 The Town and Country Planning Act definition has two aspects: one involving permanent physical alterations to land (operational development), and the other relating**

to material changes of use of buildings or land. The mobile home to be sited on the land is not operational development as defined by Section 55(1) given the discussions earlier in this report where it is accepted that it would be a caravan. Whether a material change of use would occur depends on how the mobile home would be occupied and shall be discussed in the following paragraphs of this report.

- 6.8 **Whether the proposal amounts to a material change of use of the land under the Caravan Site and Control of Development Act 1960 (The 1960 Act).** The term ‘incidental’ is not defined in planning law. However, in *Uttlesford District Council v Secretary of State for the Environment and White* [1992], it was held that the conversion of a garage in a residential curtilage to a granny annex had not resulted in a material change of use, despite it including facilities that enabled the occupier to live independently. The general approach of the courts is that it is the actual use of a caravan that is determinative rather than its potential to be occupied as a self-contained residential unit.
- 6.9 The mobile home is to be used by the applicant and their immediate family who are the occupants of the dwelling at the application site, and it would remain within the same planning unit as the main house. Therefore, it is consequently considered that the intended use of the mobile home falls within the primary use of the dwelling and is considered ‘incidental’ for the purposes of Section 55 of the Town and Country Planning Act 1990.
- 6.10 Were the use of the mobile home at any point in the future to change so that it might be considered to have created a second planning unit, this would be unlawful in planning terms and remains enforceable going forward.

6.11 **Community Infrastructure Levy**

The proposed development is not liable to pay CIL.

7.0 **CONCLUSION**

- 7.1 There is no material change of use of the land as the mobile home is to be used as living accommodation incidental to the main dwellinghouse. The proposal does not amount to operational development as the mobile home would be considered a “caravan” and not a building. The proposal complies with all construction and mobility tests of a “caravan”.
- 7.2 The proposal shown on drawing numbers OXBL 001, UM1094-501, UM1094-502, UM1094-102 and set out in the supporting information accompanying the application is permitted by; The Caravan Sites and Control of Development Act 1960 (the 1960 Act), Section 13 of the Caravan Sites Act 1968 (the 1968 Act), and Section 55 of the Town and Country Planning Act 1990, and does not require planning permission from the Local Planning Authority.

8.0 **RECOMMENDATION**  
**Cert.Law.Use or Dev**

1 : XC1[ ] - CLUPOD Use Class Condition

A handwritten signature in black ink, appearing to read 'Tom Wyatt', with a large, sweeping flourish at the end.

Tom Wyatt

---

Delegated Authority Sign-Off Officer

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