

**Proposed Caravan to be sited at rear of
property to serve ancillary use to
the main dwelling.**

**30 Westwood Glen, Tilehurst, Reading RG31
5NW**

Planning Statement/ Covering Letter.

Application Site

The existing property is a 4 bedroomed bungalow situated on a plot of approximately 1684 sq. Originally constructed circa 1950 the property is located within a predominantly residential area.

On the 6th of June 1985, the site was the subject of a Section 52 agreement whereby for postal purposes the property became no's 30 & 30a, with each address retaining 2 bedrooms.

Now the subject Site is the placement of a mobile home in the garden parameters. The mobile home would be used as secondary accommodation for the applicants as an integral part of the overall use of the house as a single dwelling. it would share services, facilities, and access with the house.

I believe the proposed use would not be a material change of use or would be incidental to the enjoyment of the dwelling house. There are a variety of different extensions and alterations along the street and to the rear and side of the properties within the area.

Figure 1: Site Location Plan



Planning History:

201582 - Proposed single storey side extension

130207 - Single storey extension to front & side, rear extension with room in roof space

121648 - Rear extension to provide kitchen/family room with study/office in roof space and new dormer window

The Proposal:

The proposal is seeking a lawful development certificate to station a mobile home in the garden, the caravan will be used secondary accommodation for the applicant's family.

Proposed elevations:

The mobile home would be stationed within the curtilage of the property against the fence in front of the tree stumps, shown below in the site photography section. The mobile home would be a 36ft long and 12ft wide caravan with electricity coming from the subject property's cabin, which would come within the definition of a caravan in terms of its design, mobility, size, and construction. The mobile home would be placed on the land and would not be fixed to the ground.

This application is made under provisions set out under the "Caravan Sites and Control of Development Act 1960".

The term "Caravan" refers to any structure that is designed to be lived in and can be transported by road in one or two sections. The term 'Caravan' covers traditional touring caravans, static caravans and mobile/park homes.

The caravan [as defined in the "Caravan Sites and Control of Development Act 1960" [amended 1968 & 2006] will be sited within the curtilage of the dwelling house and used as ancillary accommodation, planning permission will not be required because no material change of use will arise. Consequently, since no development within the meaning of section 55(2)(d) of the Town and Country Planning Act 1990 will have occurred, and therefore, planning permission is not required.

Size

To conform with the applicable act, the mobile home has to have dimensions of less than the maximum permitted under the act;

	Dimension to be Used	Act Maximum Dimension	Actual Dimension
Width	External	20m	13.3m
Depth	External	6.8m	4m
Height	Internal Ridge	3.05m	3m

Table 1:
Dimensions

Mobility

To conform with the act, the caravan when assembled must be physically capable of being moved by road from one place to another (whether being towed, or by being transported on a motor vehicle or trailer).

The caravan structure has the capability of being transported

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF)

A document setting out national planning policy for England. This was finalised in 2019 and replaces a variety of previous national guidance within a single document.

West of Berkshire Spatial Planning Framework (WoBSPF)

A non-statutory document published in December 2016 looking at opportunities for growth in the West of Berkshire, along with the cross-boundary implications and the essential infrastructure needed.

National Design Guide (2019)

National planning policy requires good design as a key aspect of sustainable development. It directs local planning authorities to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In assessing applications, the Council will therefore expect a positive assessment against the 'Building for Life (BfL12) Standards'; a national standard for well-designed housing and neighbourhoods to achieve this objective.

The Local Plan for Reading is the document that contains the policies for how Reading will develop up to 2036, which is the end date of the plan. It identifies the amount of development that will take place, the areas, and sites where development is expected to be accommodated, and where it will be restricted, and sets out policies for how planning applications will be decided.

The plan has 'development plan' status. This means that, legally, it is the main consideration in deciding planning applications in Reading. Decisions should be in line with the plan, unless material considerations indicate otherwise

The Reading 2050 Vision will help in establishing Reading as an internationally recognised and economically successful city region. It envisages a place where low carbon living will be the norm, and the built environment, technology and innovation have combined to create a smart, dynamic and sustainable city, with a high quality of life and equal opportunity for all.

By 2050 it envisages that Reading will be a smart and sustainable city that

1. Shares success to support and enable thriving communities.
2. Delivers a real sense of place and identity.
3. Thrives on cultural and cross-generational diversity.
4. Is recognised for its heritage and natural assets.
5. Embeds technology to deliver innovation and low carbon living for all.
6. Welcomes ethical and sustainable businesses who support Reading.

VISION AND OBJECTIVES READING BOROUGH LOCAL PLAN

- ADOPTED NOVEMBER 2019 13 2.1.8 The vision draws on a range of work locally in deciding on the direction Reading is going in, and as such continues the overall approach of previous visions for the Borough, notably in the 2008 Core Strategy.

The objectives for the Local Plan are as follows:

1. Strengthen the role of Reading, including central Reading, as the hub for the Thames Valley, providing an accessible focus for the development of employment, housing, services and facilities, meeting the needs of residents, workers, visitors, those who study in Reading Borough, and the wider area.
2. Make the most efficient use of Reading's limited land, particularly previously developed land, to ensure that as many new homes as possible are delivered to meet identified needs, particularly needs for affordable housing.
3. Improve the quality of life for those living, working, studying in and visiting the Borough, creating inclusive, sustainable communities with good access to employment, open space and water space, transport, education, services and facilities (such as sustainable water supplies and wastewater treatment, healthcare services, social and community facilities, sport and recreation, etc.) to meet identified needs.
4. Form the basis for co-operation with neighbouring authorities to consider the wider West of Berkshire area.
5. Ensure new development and existing areas are accessible and sustainable, in accordance with the sustainability appraisal objectives, including reducing its effects on, and adapting to, climate change.
6. Maintain and enhance the historic, built and natural environment of the Borough through investment and high-quality design and capitalise on these assets to contribute to quality of life and economic success.
7. Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport, including walking and cycling.
8. Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts, leisure, and visitor facilities.

9. Ensure that Reading is a healthy, clean, safe and socially inclusive community where the needs of all its citizens are met by high-quality, cost-effective services and outstanding levels of community involvement.

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Considering the cooks can extend their property the sustainably aspect of renovation could be minimised thus the choice for a mobile home set up is ultimately kinder to the environment this provides coverage of the para 2,3 and 9 of visions and objectives section. The neighbouring parties have no issues since the parameters are within the cooks property and does not affect views and removes the chances of building disturbances, street access and untidiness within the community.

Site Photographs:





Site Location: against the fence in front of the tree stumps



Cabin the mobile home will retrieve electricity from

Conclusion:

Overall, it is considered that the Proposal is fully compliant with the relevant policies as demonstrated above. In addition, as outlined within this document, the Caravan should not be considered as operational development and therefore not a breach in planning control as it is wholly in accordance with provisions set out under the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended). We, therefore, see no reason for the council to reject this lawful development certificate in relation to the proposed scheme and kindly request for a timely decision to be made, in line with the guidance of the National Planning Policy Framework.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly

who will be more than happy to accommodate any reasonable request.