

PLANNING

ELECTRONIC
VERSION

Planning Decision

P19/S1006/LDP

Mrs Sarah Hannibal
c/o M. D. Howlett Associates Ltd
76 Kidmore Road
Caversham
Reading
Berkshire
RG4 7NA

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No : **P19/S1006/LDP**

Development Description:

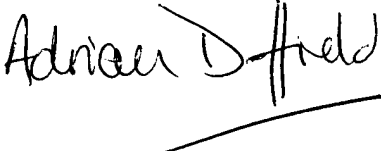
Proposed mobile home within the curtilage of dwelling to be used for residential purposes.

Land at **31 Highdown Avenue Emmer Green RG4 8QT** which is shown edged red on the attached plan.

The South Oxfordshire District Council hereby certify that on 27th March 2019 the undertaking of the above was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

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 is considered a "caravan" and not a building. The proposal complies with all construction and mobility tests of a "caravan". The proposal shown on drawings LOC 01, 662 110 B and 0012 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 55 of the Town & Country Planning Act 1990; Sections 29 and 13 of Caravan Sites Act 1968 (The 1968 Act); and does not require planning permission from the Local Planning Authority.





Adrian D. Field

Head of Planning
23rd May 2019

Notes

1. This Certificate is issued solely for the purpose of Section 191 and 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate confirms that the use(s) or operation(s) specified in the application were, would be or would have been lawful on the date specified as the date when the application was correctly made, and therefore not liable to enforcement action under Section 172 of the 1990 Act.
3. This Certificate relates only to the precise definition of the use(s) or operation(s) described in the application and specified herein, and solely to the land specified on the plan attached hereto. The undertaking of any development which is materially different from that described or on land to which this Certificate does not relate may render the owner or occupier liable to enforcement or other action by the local planning authority.
4. In circumstances where a Certificate is issued in relation to a proposed use or operation not yet implemented, Section 192(4) of the 1990 Act (as amended) provides that the lawfulness of a described use or operation is only conclusively presumed where there is no change in the material circumstances before the use in question is instituted or the operations begun. Accordingly you should bring any change in circumstances to the notice of The Local Planning Authority before commencing work.
5. If you are aggrieved by the decision of the Council you may appeal to the Secretary of State for the Environment Transport and the Regions in accordance with section 195(1) of the Town and Country Planning Act 1990. If you decide to appeal there is no time limit on the right to appeal, except in the case of appeals under S26K of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which is limited to six months from the date of the decision.

The exercising of this right of appeal should be undertaken by giving written notice to the Secretary of State for the Environment. Formal Notice of appeal may be obtained from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk

to whom any appeal should be subsequently addressed.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).