Consultee Comment for planning application W/23/02032/CLE

Application Number	W/23/02032/CLE
Location	Rose Cottage Church Street Birlingham Pershore WR10 3AQ
Proposal	Certificate of Lawfulness to demonstrate that an existing extension to caravan complies with definition of a mobile home under the Caravans Act 1968.
Case Officer	John Carlon
Organisation	Birlingham Parish Council
Name	Mrs J Hiden
Address	Lamorna Birlingham Pershore WR10 3AF
Type of Comment	Comment
Type	
Comments	Birlingham Parish Council unanimously share grave concerns about firstly the log cabin itself, and its legal right to be there, and secondly the proposed extension to it. More specifically, in a fairly comprehensive note, which we appreciated, the planning officer, John Carlon, mentioned that a site visit was made by enforcement. However, we understand that the enforcement officer visited the wrong address and went to Damson Cottage by mistake. Can John Carlon, confirm from the case notes that an enforcement officer did actually carry out a further visit, and visit Rose Cottage? If not, as the Parish Council, we request that a visit to Rose Cottage is undertaken prior to any decisions being made. As part of that visit, we feel the following needs to be checked and then considered in the decision-making process of whether the log cabin meets the tests for permitted development, and as part of this, its full compliance with the Caravan Act 1960: View the facilities inside the log cabin. We understand from neighbours that it is self-contained and includes both a kitchen and bathroom fully plumbed into the mains. If accurate, this we feel calls into question whether the log cabin is dependent on the main house, or whether it is in fact an independent dwelling. Consider and measure the other structures in the curtilage of the cottage, in order to check compliance with the 50% rule and also to check if it meets the minimum distance required from the boundary for compliance with the Caravan Act ie 3 metres rule. We trust that the officer will take into consideration that the property is in a conservation area, and the implications of such. We trust John Carlon?s own proposed site visit will determine if the cabin itself is legal and whether there was incorrect advice given at the pre app stage, or if it was technically correct, the positioning of the log cabin is noncompliant. The Parish Council would also like to request a copy of the pre app email exchange with the applicant to understand the advice given by the Local Authorities planning department. Once the log cabin?s position is established following the above, we suggest there is then the question of the extension proposed, which, we believe requires planning consent. Please note that the producer of the log cabin, Keop?s own guidance states that in their opinion if a balcony or veranda is added to the base log cabin then planning consent would be required. Following this logic, we as the Parish Council would assume planning would be required for the 5.0mx1.93m extension. There is then also the question of whether the extension to the log cabin, negates the log cabins compliance with the Caravan Act 1960. As an observation, the applicant themselves refers to ?A small extension to the existing building?, strongly implying that they themselves consider the log cabin as a building not a caravan.
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Attachments	