

CERTIFICATE OF LAWFULNESS PROPOSED USE OR DEVELOPMENT

Use of land to site a mobile home for ancillary use to the main dwellinghouse

2 Green Lane, Barnburgh, Doncaster, DN5 7HR

Item	Current position
Applicant(s)	Joshua Aden Eades and Kathryn Emma Eades
Application route	Certificate of Lawfulness for a Proposed Use or Development - s.192 TCPA 1990
Existing use	C3 single private dwellinghouse and domestic residential curtilage
Proposed use	Permanent ancillary mobile home within the side garden
Representative unit	Delta Saffron Deluxe 36 ft x 12 ft, 2 bedroom static caravan
Maximum application envelope	12.0 m x 4.0 m; application internal-height limit 3.05 m
Document status	Final submission pack - supporting plans, evidence, legal statement and representative manufacturer information included

Submission status

This document is the final supporting statement and evidence pack for the proposed Lawful Development Certificate. It incorporates the H.M. Land Registry title/deed plan, proposed block-plan information, aerial and ground-level photographic evidence, the applicant Statement of Use and Curtilage Declaration, the Barnsley 2025/0783 benchmark analysis, planning history and legal authorities.

The official Delta 2026 manufacturer brochure is supplied separately as representative product evidence.

1. Application summary

This pack supports a proposed Certificate of Lawfulness under section 192 of the Town and Country Planning Act 1990. The proposal is the stationing of a mobile home within the established side garden of 2 Green Lane, for purposes ancillary to the occupation and enjoyment of the existing dwellinghouse.

Core application description

Use of the land to site a mobile home for ancillary use to the main dwellinghouse.

The wording above deliberately follows the description used in Barnsley application 2025/0783, Planning Portal reference PP-14316740. In that application the applicant also answered 'No' to building/other operations, 'No' to change of use, 'No' to commencement, selected C3 for existing and proposed use, and described the proposed use as permanent.

The present application is not advanced as Class E householder permitted development. The legal case is that the stationing of a genuine caravan/mobile home within the residential curtilage, used as part and parcel of the existing C3 planning unit, does not constitute operational development and does not result in a material change of use.

National Planning Practice Guidance requires a proposed Lawful Development Certificate application to describe the proposal with sufficient clarity and precision and confirms that the determination is based on the facts and relevant planning law rather than planning merits. This pack therefore defines the proposed unit, siting, use, physical attachment, services and functional relationship with the main dwelling as precisely as practicable and is supported by the proposed block plan in Section 2.

Applicants and contact details

Field	Detail
Applicant	Joshua Aden Eades
Applicant	Kathryn Emma Eades
Correspondence address	2 Green Lane, Barnburgh, Doncaster, DN5 7HR
Email	Josh.eades@hotmail.com
Email	Kfoster196@hotmail.com
Telephone	07717 865737
Agent	None - applicants intend to submit directly

2. Site, curtilage and existing use

2 Green Lane is a semi-detached single private dwellinghouse. The side garden forms part of the domestic garden serving the dwelling and is used wholly for ordinary residential garden purposes. The applicants confirm that there is no agricultural, commercial, storage-yard, separately rented or other independent use of the side garden.

The land containing the proposed mobile-home position has always belonged with the dwelling. The applicants have supplied an H.M. Land Registry title/deed plan showing the registered ownership boundary. The title plan is used as ownership-boundary evidence and, when read alongside the established domestic use shown in the aerial photographs and site evidence, supports the residential-curtilage case. The recent planning/location plan and aerial photographs also show the side garden as physically integrated with the dwelling.

- Existing property and mobile home will remain in the same ownership and control.
- No separate postal address, mailbox, meter box, refuse arrangement or nameplate will be created.
- No separate vehicular or pedestrian access will be created; the existing gates and access points serving the house will be used.
- No fence, gate, hedge or other enclosure will create a separate curtilage for the mobile home.
- All external garden space will remain shared with the main dwelling.
- No additional parking is required; existing parking serving the property is sufficient.
- The side garden is generally level; no significant regrading or retaining works are proposed.
- One small drainage manhole is present but lies outside the proposed mobile-home footprint and will remain accessible.
- No separate external lighting, CCTV, heat-pump/air-conditioning plant, satellite equipment or other external apparatus forms part of this application.

Proposed position



Figure 1 - Proposed mobile-home position within the side garden.

Parameter	Proposed arrangement
Maximum envelope	12.0 m long x 4.0 m wide
Representative Delta unit	Approx. 10.97 m x 3.66 m (36 ft x 12 ft)
Orientation	Long axis broadly parallel with the boundary wall / side access road
Boundary clearance	Approx. 2 m from the existing wall
House separation	Approx. 6 m from the main dwellinghouse
Front alignment	Approx. 1 m behind the principal front wall elevation of the existing dwellinghouse
Entrance orientation	Main entrance to face inward toward the house/shared garden
Visibility	Partly visible from the side access road and potentially partly visible from Green Lane
Site alterations	No trees, hedges, walls or established features need removal

3. Photographic evidence schedule

The photographic schedule combines recent aerial/drone evidence (approximately 2024-2025) with two current ground-level photographs of the side garden. Together they demonstrate the physical and functional integration of the side garden with the dwelling, the existing boundary treatment, the absence of a separate curtilage and the level domestic garden character of the proposed siting area.



Photo 1 - Oblique aerial showing the property, domestic garden and wider setting.



Photo 2 - Oblique aerial showing the side garden and its relationship to the dwelling and side road access.



Photo 3 - Overhead context showing the property within the row and surrounding land.



Photo 4 - Ground-level view across the side garden showing the level domestic lawn, existing boundary wall and established garden planting.



Photo 5 - Ground-level view showing the direct relationship between the side garden and the main dwellinghouse, with no separate enclosure or independent access.

4. Statement of proposed ancillary use

The mobile home will provide additional ancillary residential accommodation for use by immediate family members and visiting friends, together with normal private/administrative home-office use by members of the household. In particular, the accommodation will be available for visiting grandparents and other immediate family members who travel to the property to provide childcare, babysitting and wider family support. Their use of the mobile home will remain temporary and ancillary to the occupation and enjoyment of the main dwellinghouse, with the family continuing to operate as a single household and residential planning unit.

- Visiting grandparents may use the mobile home during periods when they are staying at the property to assist with childcare, babysitting and family support; this will not constitute their sole or main residence.
- No person will use the mobile home as their sole or main permanent residence.
- Occupation by family and visiting friends will be occasional and temporary.
- The home-office element will be normal private/administrative work by members of the household only, with no staff, customer visits, signage or separate business operations.
- The mobile home may contain normal manufacturer-supplied kitchen, bathroom, sleeping and domestic facilities; the presence of those facilities will not create a separate household or planning unit.
- The principal domestic household will remain centred on the main dwellinghouse.
- The mobile home will not be separately sold, let, licensed, holiday-let, used as an Airbnb or independently occupied.
- The mobile home will remain under the same ownership and control as the main dwelling.
- The main house and mobile home will share the same postal address.
- No separate Council Tax registration or assessment will be sought for the mobile home as an independent dwelling.
- No separately contracted telephone, broadband, television or other communications account will be established for the mobile home; any such service will remain part of the household arrangements serving the main dwelling.
- All services will be supplied from the main house and there will be no separate utility accounts or independent meters.
- Drainage arrangements will be connected/managed as part of the same residential property; the precise technical route will be confirmed when the final unit is selected.
- During future works to the approved rear extension, the applicants will continue to occupy the main house as their principal residence; the mobile home may provide useful additional family/home-office space during those works.
- Following completion of the extension, the mobile home is intended to remain permanently for the same ancillary family/guest/home-office use.

Functional relationship with the main dwelling

The proposed arrangement is intentionally one household and one planning unit: shared ownership, shared access, shared garden, shared services, shared address and no independent letting or occupation. This directly addresses the ancillary-use indicators relied upon in the Barnsley 2025/0783 planning statement.

5. Representative mobile home and caravan tests

The applicants do not intend to purchase the mobile home before the lawfulness position is confirmed. The certificate request is therefore defined by a precise legal and dimensional specification rather than by a sales serial number: a single-unit mobile home/static caravan, designed for human habitation, not exceeding a 12.0 m x 4.0 m plan envelope, with internal height not exceeding 3.05 m, capable of being moved/transported as one complete unit without structural dismantling, and resting on temporary/discrete supports without permanent physical attachment to the land. The Delta Saffron Deluxe 36 ft x 12 ft two-bedroom static caravan is the current representative example because it fits comfortably within that defined envelope.

Test / feature	Proposed evidence
Representative make/model	Delta Saffron Deluxe - 36 ft x 12 ft - 2 bedroom
Approx. plan dimensions	10.97 m x 3.66 m
Application maximum envelope	Certificate limit: maximum 12.0 m long x 4.0 m wide.
Use/design	Purpose-built static caravan / holiday home designed for human habitation
Manufacturer features	Double glazing, central heating, kitchen, sleeping accommodation and bathroom/shower facilities

Test / feature	Proposed evidence
Chassis	The official Delta 2026 brochure lists a fully galvanised chassis as an optional feature for the Saffron Deluxe. Any unit installed under the certificate will incorporate a suitable integral chassis/base consistent with the stated mobility requirements.
Final height criterion	Certificate limit: internal height not exceeding 3.05 m.
Unit form	Single-unit mobile home/static caravan only. Twin-unit or site-built lodge construction is outside the scope of this certificate request.
Support	Integral chassis/jack supports on discrete removable pads or proprietary bearing pads; the unit will rest under its own weight and remain removable.
Permanent foundations	None proposed
Mobility	Certificate requirement: the fully assembled single-unit mobile home must be structurally capable of being moved/transported as one complete unit without dismantling the main structure.
Attached structures	None - standalone unit, with only simple removable access steps if required
Associated works	No new permanent hardstanding, retaining wall, patio, decking, veranda, porch or canopy forms part of this application
Manufacturer evidence	Official Delta 2026 UK Holiday Homes brochure supplied separately; Saffron Deluxe specification at pages 28-29.
External apparatus	No separate external lighting, CCTV, heat pump/air-conditioning plant, satellite dish or other external apparatus forms part of the certificate request.

The three caravan tests

Barnsley application 2025/0783 assessed its proposed single-unit mobile home by reference to human habitation, size and mobility. This application deliberately adopts the same conservative evidential approach. The proposed certificate envelope is materially smaller than the dimensions considered in that case, and the application does not depend on any debate about the outer limits of the statutory definition because the proposed unit will remain comfortably within the dimensions used by Barnsley as its benchmark.

Test	How this proposal addresses it
Human habitation	The representative Delta unit is designed as a static holiday home with bedrooms, living space, kitchen and bathroom facilities.
Size	Representative unit approx. 10.97 m x 3.66 m. Certificate envelope limited to 12.0 m x 4.0 m and internal height not exceeding 3.05 m, matching the conservative dimensional framework applied in Barnsley 2025/0783.
Mobility	The certificate is sought only for a single-unit caravan capable of being moved/transported as one complete unit without structural dismantling and without permanent attachment to the land. The representative manufacturer brochure is supplied separately; the mobility requirement is an express limitation of the proposal.

For comparison, Barnsley application 2025/0783 assessed an actual proposed unit of 11.47 m x 5.00 m with an internal height of 2.093 m and accepted temporary screw-pile/EasyPad support arrangements with the unit resting under its own weight and being capable of crane lifting onto a flatbed lorry.

6. Operational development

Section 55 of the Town and Country Planning Act 1990 distinguishes operational development from material changes in the use of land. The applicants' case is that the act proposed is the stationing of a caravan/mobile home - a movable chattel - rather than the erection of a conventional building.

- The mobile home will not be built on permanent foundations.
- The unit will rest on temporary/discrete bearing supports beneath its chassis.
- Service connections will be reversible and supplied from the main dwelling.
- No permanent decking, porch, veranda, canopy or attached extension is proposed.
- No new permanent hardstanding or substantial engineering works form part of the application.
- The final unit must retain the structural capability to be transported/removed as a caravan.

The benchmark Barnsley planning statement also emphasised that a mobile home need not have conventional wheels or a drawbar if it can be picked up intact and transported, and that simple reversible service connections do not by themselves create the degree of permanence associated with a building.

Not a Class E outbuilding application

The successful Barnsley planning statement expressly distinguished this type of proposal from Class E householder permitted development. The present application should likewise be determined as a section 192 lawfulness question, not by applying the dimensional rules for sheds, garages or garden buildings.

7. Material change of use and ancillary relationship

The second limb of the case is that stationing and using the mobile home as described will not create a material change of use. The land will remain part of the same C3 residential planning unit and the mobile home will function as part and parcel of the main dwellinghouse.

The Barnsley 2025/0783 planning statement used four broad ancillary/incidental indicators: the relationship between occupants; relative size of the house, garden and caravan; relative scale of accommodation; and the degree of functional connection/subordination to the dwelling. The present facts address each indicator.

Indicator	Application position
Relationship	Immediate family, visiting friends and household members only; no independent tenant or occupier.
Scale	Maximum 12 m x 4 m envelope within a substantial established domestic garden; representative unit approx. 10.97 m x 3.66 m.
Accommodation	Two-bedroom static caravan may contain normal domestic facilities but remains additional accommodation rather than a separate dwelling.
Functional connection	Same address, ownership, access, parking, garden, services and household control; no independent curtilage or letting.

Section 55(2)(d)

Section 55(2)(d) of the 1990 Act provides that the use of buildings or other land within the curtilage of a dwellinghouse for a purpose incidental to the enjoyment of the dwellinghouse is not to be taken to involve development of the land. The proposed mobile home is to be stationed wholly within the existing domestic curtilage and used only in connection with the existing dwelling.

For avoidance of doubt, the application does not depend solely on the word "incidental" in section 55(2)(d). Separately, the authorities relied upon in Appendix D support the proposition that the stationing and residential use of a caravan can remain part and parcel of an existing single residential planning unit, without a material change of use, where the functional and physical relationship with the main dwelling is retained. The proposed use has been deliberately defined to preserve that single planning unit.

8. Green Belt

The applicants understand the property to lie within the Green Belt.

A proposed Lawful Development Certificate is determined by reference to the facts and relevant planning law. The application is therefore framed on the basis that the proposed stationing/use does not constitute development requiring planning permission. If the Council agrees with that legal analysis, the planning merits of Green Belt development do not arise as a separate reason to refuse the certificate.

The national Planning Practice Guidance states that planning merits are not relevant at any stage of the LDC application or appeal process and that the authority must determine whether the specific matter would be lawful on the facts and relevant planning law. Green Belt designation is therefore acknowledged as site context, but the certificate request is not an application for planning permission for a new building in the Green Belt.

Green Belt context

This application seeks a legal determination under section 192; it is not an application for planning permission for a new building. If the Council concludes that the specified stationing and ancillary use do not constitute development requiring planning permission, Green Belt planning merits do not arise as a separate basis for refusing the certificate.

9. Barnsley benchmark - application 2025/0783

The applicants rely on Barnsley application 2025/0783 as a recent and directly relevant example of the Council's approach to a mobile home within residential curtilage. The application was submitted as a proposed Lawful Development Certificate under section 192 and was ultimately granted on 26 March 2026.

2025/0783 point	Benchmark evidence
Planning Portal reference	PP-14316740
Application wording	Use of the land to site a mobile home for ancillary use to the main dwellinghouse.
Building/other operations?	No
Change of use?	No
Started?	No
Existing use	C3 - Dwellinghouses
Proposed use	C3 - Dwellinghouses
Duration	Permanent
Core legal wording	Stationing of a mobile home within residential curtilage for purposes ancillary to the Class C3 use does not constitute operational development or a material change of use under section 55.
Actual caravan size considered	11.47 m long x 5.00 m wide x 2.093 m internal height
Support/mobility evidence	Temporary screw-pile/EasyPad foundations; unit resting under its own weight; lifting clearance and crane/flatbed removability
Ancillary indicators	No separate address, post box, utility meters, parking, garden/curtilage or access; continuing functional relationship with main dwelling

Comparison with 2 Green Lane

Issue	2025/0783	2 Green Lane proposal
Residential curtilage	Yes	Yes - title/deed plan included at Appendix C
Use ancillary to house	Yes	Yes
Separate address	No	No
Separate access	No	No
Separate parking	No	No
Independent letting	No	No
Permanent proposal	Yes	Yes
Services	Functionally tied to main dwelling	Supplied from main house
Caravan size	11.47 x 5.00 m	Representative 10.97 x 3.66 m; max envelope 12 x 4 m
Permanent foundations	No	No
Mobility	Crane/flatbed evidence	Static caravan/mobile home selected only if capable of transport/removal via flatbed/crane

10. Planning history relevant to the property

The applicants have supplied the Barnsley decision notice for application 2025/0262 relating to the property. The notice records prior approval for a single-storey rear extension projecting 5.17 m, with 2.20 m eaves height and 3.30 m overall height, dated 2 May 2025.

The supplied notice contains the standard commencement, approved-plans and matching-materials conditions. No condition within that notice removes householder permitted-development rights or restricts ancillary use of the wider garden. The approved extension has not yet commenced.

Relationship with the mobile home

The mobile home is intended to be installed first. The applicants will continue living in the main house during the extension works, and the mobile home may provide useful additional family/home-office space. It will remain after the extension is completed and continue in the same ancillary use.

11. Planning Portal answer schedule

Portal field	Recommended answer
Application type	Lawful Development Certificate for a Proposed Use or Development
Site	2 Green Lane, Barnburgh, Doncaster, DN5 7HR
Agent acting?	No
Description of proposal	Use of the land to site a mobile home for ancillary use to the main dwellinghouse.
Building or other operations?	No
Change of use of land/building(s)?	No
Has proposal started?	No
Existing use class	C3 - Dwellinghouses
Proposed use class	C3 - Dwellinghouses
Permanent or temporary?	Permanent
Can site be seen from public land?	Yes – potentially partly visible from the side access road and potentially partly visible from Green Lane
Pre-application advice sought?	No
Applicant interest	Owner
Authority employee/member question	No

Grounds for application

Planning Portal

The stationing of a mobile home within the residential curtilage of the dwellinghouse, for purposes ancillary to the Class C3 residential use of the main dwellinghouse, does not constitute operational development or result in a material change of use within the meaning of section 55 of the Town and Country Planning Act 1990 (as amended) and therefore does not require planning permission. The proposed unit will satisfy the statutory definition of a caravan/mobile home, will remain within the same residential planning unit, and will not be occupied or operated as a separate independent dwelling. Please see the accompanying documents and supporting plans for further details.

12. Applicant Statement of Use and Curtilage Declaration

- We, Joshua Aden Eades and Kathryn Emma Eades, are the joint owners and occupiers of 2 Green Lane, Barnburgh, Doncaster, DN5 7HR. We make this statement in support of the proposed Lawful Development Certificate and confirm that the factual commitments below are intended to define the proposed use.
- The side garden in which the mobile home is proposed has formed part of the domestic garden serving the dwelling throughout our ownership and, to the best of our knowledge, historically. It is not and will not be used as a separate agricultural, commercial, storage, rental or other planning unit.
- The proposed mobile home will be situated within the existing side garden and will remain in the same ownership, control and residential planning unit as the main dwellinghouse.
- The mobile home will be used only as additional ancillary accommodation for immediate family members and visiting friends, including grandparents staying temporarily at the property to assist with childcare, babysitting and wider family support, together with normal private/administrative home-office use by members of our household
- No person will use the mobile home as their sole or main permanent residence.
- The mobile home will not be independently sold, rented, licensed, holiday-let or used as an Airbnb.
- The mobile home will have no separate postal address, independent access, independent parking area, separate garden/curtilage, separate refuse arrangement or independent utility accounts/meters.
- No separate Council Tax registration or assessment will be sought for the mobile home as an independent dwelling.
- No separate telephone, broadband, television or other communications account will be established for the mobile home; any such services will be part of the household services serving the main dwelling.
- Any electricity, water, heating supply or drainage serving the mobile home will be connected and managed as part of the existing dwellinghouse.
- The mobile home may contain its own normal kitchen, bathroom and sleeping facilities as supplied by the manufacturer, but it will remain functionally part of our household and will not constitute a separate dwelling.
- The mobile home will remain a standalone movable caravan/mobile home on temporary/discrete support pads and will not be permanently fixed to the land.
- The unit selected under the certificate will be a single-unit mobile home/static caravan capable of being moved/transported as one complete unit without structural dismantling and will remain within the certificated dimensional envelope.
- We understand that if the mobile home were later used independently from the main dwelling or a separate residential planning unit were created, that different use would fall outside the scope of the certificate sought.

Signed: J.Eades Joshua Aden Eades Date: 29/08/26

Signed: K. Eades Kathryn Emma Eades Date: 29/08/26

13. Supporting document schedule

No.	Document	Purpose	Status
01	Location Plan	Existing planning/location plan in section 2	Planning Portal document
02	Proposed Block Plan	12 m x 4 m fixed envelope, clearances and access	Included in Section 2, and planning portal document
03	Title / Deed Plan	Evidence of registered ownership boundary; supports the curtilage case alongside domestic-use evidence	Included - supplied title/deed plan (appendix. C)
04	Representative Mobile Home Specification	Delta Saffron Deluxe 36 x 12, 2 bed	Included at Appendix B; official Delta brochure supplied separately via Planning Portal
05	Planning Statement	Legal case following Barnsley 2025/0783 structure	Included in this submission pack
06	Statement of Use / Curtilage Declaration	Signed factual commitments defining single planning unit and domestic curtilage	Included - applicants to sign and date before upload
07	Photographic Schedule	Aerial/drone and ground-level evidence of domestic curtilage and site relationship	Included
08	Planning History	2025/0262 prior-approval decision notice	Included as appendix A
09	Benchmark Evidence	Barnsley 2025/0783 application form and planning statement	Held as reference; not necessary to append in full
10	Manufacturer brochure	Official Delta 2026 UK Holiday Homes brochure; Saffron Deluxe 36 x 12 two-bed specification at pages 28-29	Submitted separately with application via Planning Portal
11	Legal Authorities Schedule	Concise case/appeal authorities supporting caravan mobility and ancillary single-planning-unit analysis	Included at Appendix D

14. Covering email to Barnsley Development Management

Subject: Proposed Lawful Development Certificate - Mobile Home Ancillary to Dwellinghouse - 2 Green Lane, Barnburgh, DN5 7HR

Dear Development Management,

Please find attached our application for a Certificate of Lawfulness for a Proposed Use or Development under section 192 of the Town and Country Planning Act 1990, relating to the proposed stationing of a single mobile home within the established side garden of our family home at 2 Green Lane, Barnburgh, Doncaster, DN5 7HR.

The mobile home will remain wholly within the established residential curtilage of the property and will be used solely for purposes ancillary to the existing Class C3 dwellinghouse. It will remain part of the same household and residential planning unit and will not be separately occupied, rented, let, addressed, accessed or operated as an independent dwelling.

An important part of the intended use is to provide additional accommodation for our immediate family, particularly the children's grandparents when they visit and stay with us. We are a young family, and the grandparents provide valuable practical support with childcare, babysitting and general family life. Having suitable accommodation available within our own property will allow them to stay with us when needed and continue providing that support, without creating a separate household or independent residential unit.

The arrangement is intended to operate as one family home and one household. The mobile home will share the existing address, access, garden, parking and household services of the main dwellinghouse. There will be no separate garden, boundary, driveway, postal address, Council Tax registration or independent utility arrangement associated with the mobile home.

Although the mobile home may contain normal sleeping, kitchen and bathroom facilities, those facilities are intended simply to make family visits practical and comfortable. Visiting family members will continue to use and interact with the main dwelling and shared garden as part of normal family life. The mobile home may also occasionally provide accommodation for visiting friends and normal private/administrative home-office space for members of our household; no staff, customers, signage or separate commercial operation is proposed.

From a physical perspective, the certificate is sought only for a single-unit mobile home/static caravan within the defined 12.0 m x 4.0 m maximum plan envelope and 3.05 m internal-height limit, capable of being moved or transported as one complete unit without structural dismantling. It will sit on temporary/discrete supports rather than permanent foundations, and no permanent decking, veranda, extension or separate residential curtilage forms part of the proposal.

The application is supported by the Planning Statement and evidence pack, location and block-plan information, H.M. Land Registry title/deed evidence, aerial and ground-level photographs, the applicant Statement of Use and Curtilage Declaration, and the official Delta 2026 manufacturer brochure for the representative Saffron Deluxe model.

We have also had regard to Barnsley Council application 2025/0783 (Planning Portal reference PP-14316740), which considered the same principal issues of caravan status, mobility and ancillary residential use within the curtilage of a dwellinghouse. We have sought to ensure that our own application addresses those matters clearly and transparently.

We appreciate that a Lawful Development Certificate must be determined on the facts and relevant planning law rather than on personal circumstances or planning merits. We have explained our family circumstances because they demonstrate the genuine functional relationship between the proposed mobile home and the main dwellinghouse, and why the accommodation will remain ancillary to our family home rather than becoming an independent residence.

We would be grateful if the application could be considered on that basis. Should the case officer require any clarification or additional information, we would very much welcome the opportunity to provide it before a determination is made.

Thank you for taking the time to consider our application.

Kind regards,
Joshua Aden Eades & Kathryn Emma Eades
2 Green Lane
Barnburgh
Doncaster
DN5 7HR

Tel: 07717 865737
Email: Josh.eades@hotmail.com / Kfoster196@hotmail.com

15. Evidence and source register

Source	Relevance
Barnsley 2025/0783 - Application Form (uploaded reference)	Planning Portal Ref PP-14316740. Provides successful form wording, C3 use, permanent duration and section 55 grounds.
Barnsley 2025/0783 - Planning Statement (uploaded reference)	NAPC Ltd, September 2025. Provides the caravan tests, mobility analysis, ancillary-use indicators and supporting appeal references.
Barnsley 2025/0262 - Decision Notice (uploaded evidence)	Prior Approval Determination dated 2 May 2025 for the approved rear extension at the property.
Delta Caravans - 2026 UK Holiday Homes brochure	Saffron Deluxe pages 28-29: 36 x 12 2-bed layout, standard habitation features and optional fully galvanised chassis.
Town and Country Planning Act 1990	Sections 55 and 192.
Caravan Sites and Control of Development Act 1960 / Caravan Sites Act 1968 as amended	Statutory caravan definition and size/mobility framework.
GOV.UK Planning Practice Guidance - Lawful Development Certificates	Requires sufficient factual evidence and precision for proposed LDCs; confirms determination is on facts and relevant planning law and that planning merits are not relevant.

Appendix A - 2025/0262 Decision Notice

Barnsley Metropolitan Borough Council Notice of Prior Approval Determination for the approved single-storey rear extension at 2 Green Lane. Included to evidence current planning history and conditions.



BARNSELY
Metropolitan Borough Council

**Growth and Sustainability
Regeneration and Culture
Planning, Policy and Building Control**

Notice of Prior Approval Determination

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2, PART 1, CLASS A LARGER HOME EXTENSION**

Correspondence Address:

Office One
Drill Hall
11 Eastgate
Barnsley
S70 2EU

Decision Date:

02.05.2025

APPLICATION NO: 2025/0262

DESCRIPTION: Erection of single storey rear extension with a rearward projection of 5.17m, with an eaves height of 2.20m and an overall height of 3.30m (Prior Notification Householder)

LOCATION: 2 Green Lane, Barnburgh, Doncaster, DN5 7HR

APPLICANT/AGENT: White Agus Ltd

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plan (21-145-05B Plans and Elevations) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

PO Box 634, Barnsley, South Yorkshire S70 9GG



Additional information:

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

Signed:

Dated: 2 May 2025

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

Appendix B - Representative unit summary

Delta Saffron Deluxe - 36 ft x 12 ft - 2 Bedroom Static Caravan

Item	Detail
Nominal manufacturer layout	36 x 12, 2 bed
Approx metric dimensions	10.97 m x 3.66 m
Application maximum envelope	12.0 m x 4.0 m
Purpose	Representative example for a certificate request defined by mandatory characteristics: single-unit mobile home/static caravan, maximum 12.0 m x 4.0 m, internal height not exceeding 3.05 m, complete-unit mobility without structural dismantling and no permanent attachment to land.
Key manufacturer-listed features	Front French doors, UPVC double glazing, gas combi central heating, steel pantile roof, PVC cladding, kitchen appliances, pull-out lounge bed, thermostatic shower mixer
Chassis	The official Delta 2026 brochure lists a fully galvanised chassis as an optional feature for the Saffron Deluxe. Any unit installed under the certificate must incorporate a suitable integral chassis/base and satisfy the express mobility requirement of the certificate.
Planning specification requirement	Final unit must be single-unit, designed for human habitation, within the certificated envelope/height, and structurally capable of transport/removal as one complete unit without dismantling the main structure.
Support arrangement	Temporary/discrete chassis supports / bearing pads; no permanent foundation
Manufacturer evidence	Official Delta 2026 UK Holiday Homes brochure supplied separately. Pages 28-29 identify the Saffron Deluxe, including the 36 x 12 two-bedroom layout, standard habitation features and optional fully galvanised chassis.

Certificate scope

The LDC should certify a defined legal and dimensional envelope rather than a specific sales listing or serial number. The Delta Saffron Deluxe is used as the current representative example because it is a conventional static caravan and fits comfortably within the proposed 12 m x 4 m envelope.

Appendix C - H.M. Land Registry title/deed plan

The applicants have supplied the following H.M. Land Registry title/deed plan. The red edging identifies the registered ownership boundary associated with the property. This plan is relied upon together with the aerial photographs and evidence of longstanding domestic garden use.

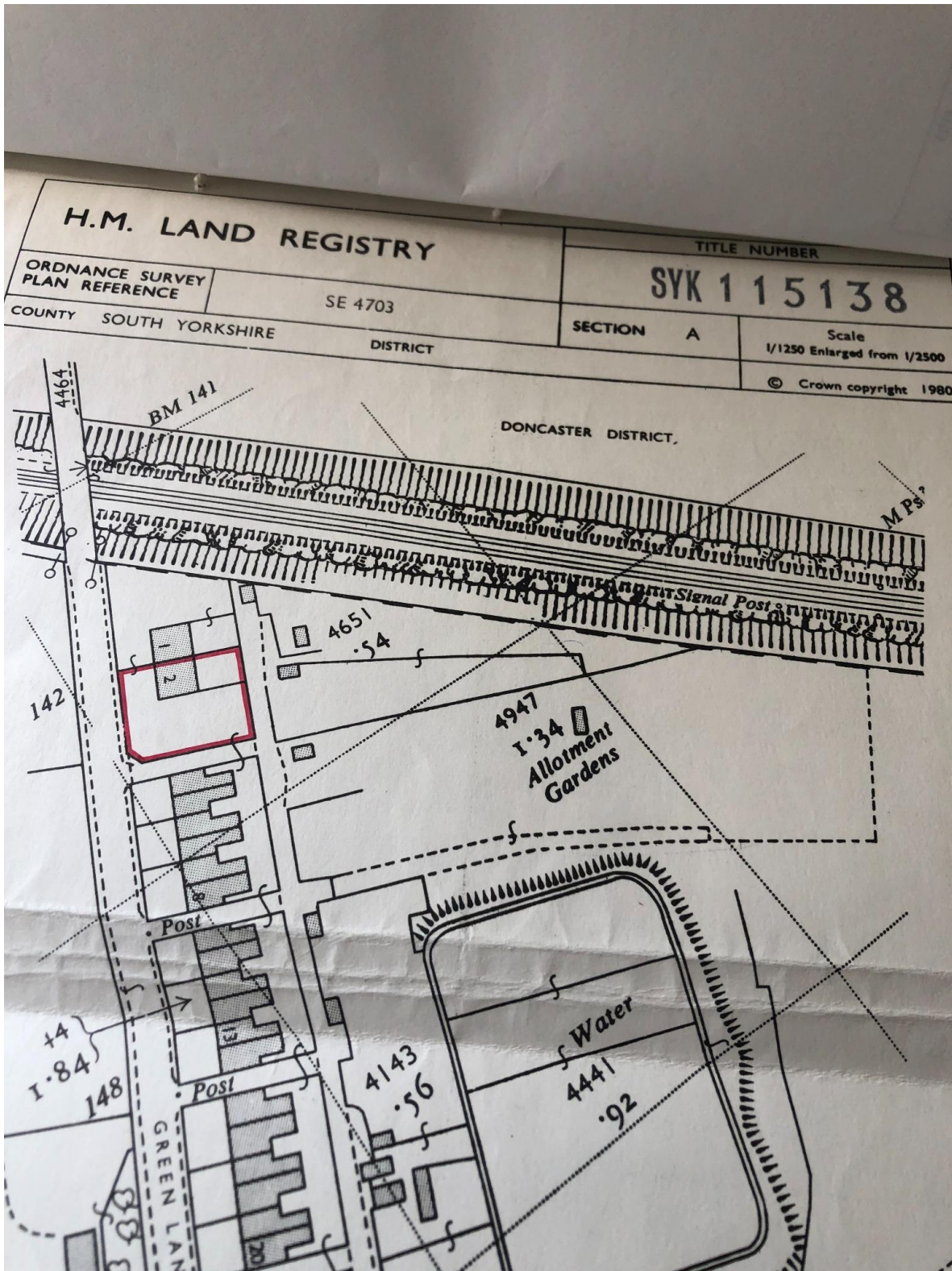


Figure C1 - Supplied H.M. Land Registry title/deed plan showing the red-edged ownership boundary.

Appendix D - Legal authorities and determination principles

This appendix is a concise schedule of the principal authorities relied upon in the Barnsley 2025/0783 benchmark Planning Statement and the national LDC guidance. It is included to give the case officer a clear route through the relevant legal issues without reproducing the benchmark statement's full appeal appendices.

Authority / source	Principle relied upon	Relevance to 2 Green Lane
National Planning Practice Guidance - Lawful Development Certificates	A proposed LDC must be described with sufficient clarity and precision. The LPA determines lawfulness on the facts and relevant planning law; planning merits are not relevant.	Supports the defined single-unit specification and confirms Green Belt planning merits are not the test if the proposal is not development.
Measor v Secretary of State for the Environment, Transport and the Regions	A caravan does not cease to be a caravan merely because it is not moved regularly; physical characteristics and capability of movement are central.	The proposed mobile home may remain permanently in one position while retaining caravan status if it remains structurally movable.
Brightlingsea Haven Ltd v Morris [2008] EWHC 1928 (QB)	Difficulty of access to a road does not determine the mobility test; the focus is on the structural capability of the unit.	Crane delivery/removal arrangements do not undermine caravan status; the unit itself must possess the required mobility.
Uttlesford v Secretary of State for the Environment & White [1991]	The presence of full living facilities does not automatically create a separate planning unit where the residential/functional relationship remains with the main dwelling.	The representative caravan may contain kitchen, bathroom and sleeping facilities while remaining part of the same household/planning unit.
Appeal APP/J2210/X/22/3298471 (10 Jan 2023)	Mobility can be satisfied where a unit can be picked up intact and put on a lorry; wheels/drawbar are not essential. A separate structure with independent day-to-day facilities may still form part and parcel of the main dwelling.	Directly supports complete-unit crane/lorry mobility and the proposed ancillary family/guest/home-office use within a single planning unit.
Appeal APP/B0230/X/22/3295944 (4 Apr 2023)	Allowed proposed LDC for a caravan for ancillary residential use. Remaining in situ for years does not of itself turn a caravan into a building; the intended use can remain integral to the primary dwellinghouse use.	Supports permanent duration and continued ancillary use without creating a separate dwelling.
Appeal APP/L5810/X/15/3140569	Mobility does not require use of wheels/axles; crane/hoist lifting onto a lorry can be sufficient. Easily reversible service connections are not the same as physical attachment to the land.	Supports household service connections and removal by crane without permanent foundations.

GOV.UK - Lawful Development Certificates

The Barnsley 2025/0783 Planning Statement contains copies/extracts of the appeal authorities above and is relied upon as a recent same-authority benchmark for the caravan, mobility and ancillary-use issues addressed by this application.

Two complementary planning-law routes

The application relies on two complementary propositions. First, use of land within the curtilage of a dwellinghouse for a purpose incidental to enjoyment of the dwellinghouse is excluded from development by section 55(2)(d) of the 1990 Act.

Second, and independently, the authorities above support the position that a caravan used as part and parcel of an existing single residential planning unit can remain ancillary to that dwelling without a material change of use. The application facts are deliberately structured to satisfy both routes as far as applicable.