

***PLEASE ENSURE THIS STATEMENT IS READ PRIOR TO VALIDATION***

Dear Sir/Madam,

Please review this statement alongside the two applications submitted for the same address: a Householder Planning application and a Certificate of Lawfulness application. This statement aims to ensure an efficient validation process by explaining why two distinct applications have been submitted for similar proposals at the same property.

We appreciate at face value that it appears like the two applications appear to be proposing the same thing. However, they are fundamentally different and propose separate projects:

**Householder Planning Application:** This application seeks permission for the erection of an annexe (a building), which constitutes operational development and therefore requires planning permission. This application is assessed based on planning merits, including the local development plan and material considerations.

**Certificate of Lawfulness Application:** This application proposes the use of the land to site a mobile home (caravan) for ancillary residential use to the main dwelling. The structure meets the statutory definition of a caravan under the Caravan Sites Act 1968 (as amended) and does not constitute the construction of a building. Since this does not result in operational development or a material change of land use, it is not subject to planning merits.

The key distinction in the plans is the joint line shown on the floor plan for the Certificate of Lawfulness application, indicating that the mobile home will be assembled in two parts as per the Caravan Sites Act. The Householder application does not include this joint line.

While the proposals may seem similar, they are distinct and should be assessed independently. If both applications are approved, only one will be implemented. Submitting both applications maximises the chances of success.

Please use the following descriptions without alteration during validation:

**Householder Planning:** *Erection of an annexe for ancillary use to the main dwellinghouse.*

**Certificate of Lawfulness:** *Use of the land to site a mobile home for ancillary use to the main dwellinghouse.*

If you have any questions at all, then please don't hesitate to get in touch.

Kind regards,

NAPC Ltd