
PLANNING STATEMENT

Installation of outbuilding in rear garden of 47 Bedford Road, Hitchin, Hertfordshire, SG5 2TP

Introduction

This document in support of a Certificate of Lawfulness application sets out the use of the single storey outbuilding in the rear garden of 47 Bedford Road, giving reasons for determining the use and construction as lawful under the Caravan Act.

Use

The outbuilding will be used as a home office and photographic studio by the property owners.

Scale

The footprint GIA is under 27m² which is in proportion to the property's rear curtilage of 220m² and therefore of a sufficient size to accommodate a separate outbuilding without restricting the usefulness or quality of the open space or garden.

Construction

The Caravan Sites and Control of Development Act 1960 defined a caravan as "any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)". This definition was amended by the Caravan Sites Act 1968 to include twin hulled units, but also set down maximum dimensions of such structures.

Those dimensions were later further amended by The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006.

Layout

Doors and a windows will face east into the existing garden and towards the house. The outbuilding will be 3m high at the eaves with a flat roof at a maximum height of 3m, 7.2m long x 4m wide, positioned 2m from the rear 1m from the south-side boundary.

Context

The property is located in the Hitchin Conservation Area. The outbuilding will be built to the rear of the property and does not take up more than 50% of the property's curtilage. It will not be used as separate self-contained accommodation or have a microwave antenna. It is closer than 2m to the boundaries, but is single storey and the roof is no higher than 3m from ground level. There will be no decking higher than 300mm.

Conclusion

The outbuilding meets the requirements of the Caravan Act and therefore should be considered as lawful.