Planning Statement to accompany application for a Lawful Development Certificate, for existing static caravan on land opposite Saxons Croft

This planning statement has been prepared by Arkhi Architects on behalf of our client V Burns, to accompany an application for a Lawful Development Certificate, relating to the existing use of a caravan at the site on land adjacent to Saxons Croft, Charles Knowles Lane, Rushton Spencer, SK11 0RB.

The site is located on a quiet semi rural lane, to the rear of the property is agricultural farmland and the clients home (Saxon Close) is situated within close proximity.

Use of the caravan dates back to 1992, in which the previous owners of Saxons Croft, Rushton Spencer purchased the land, it is understood that they used the caravan for additional accommodation for family and guests, as well as holiday lets since its purchase.

Our client purchased the property (Saxons Croft) in 2016, and purchased the neighbouring site (including land and caravan) from the previous owners in 2021. Our client hoped to continue using the caravan as ancillary family and guest accommodation, however due to Covid-19 the site became under-used and the caravan is now subject to leaking. The client has carried out patch repairs to affected areas.

We have included a document containing images and evidence of the caravan being in its location for more than 10 years.

The client is seeking a Lawful Development Certificate to legally approve the above use of the site, given the time that it has been sited in this location.