

Plan:8 Town Planning Ltd

Woodcock View, Chapel Brow, Charlesworth, Derbyshire SK13 5HH

Mr and Mrs Winterbottom

High Peak Borough Council

Certificate of Lawful Proposed Development for the siting of a twin-unit caravan within the residential curtilage of Woodcock View for purposes ancillary to the occupation of the main dwellinghouse.

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Application for: Certificate of Lawful Proposed Development for the siting of a twin-unit caravan within the residential curtilage of Woodcock View for purposes ancillary to the occupation of the main dwellinghouse.

Site Address: Woodcock View, Chapel Brow, Charlesworth, Derbyshire SK13 5HH

Applicant: Mr & Mrs Winterbottom

LPA: High Peak Borough Council

Prepared by: Simon Plowman MA MRTPI, Plan:8 Town Planning Ltd

Date: March 2026

This application is accompanied by the following plans and documents:

- Application Forms
- 2978B-01 Site and Location Plan (Caravan)
- 2978B-01 Caravan Plan and Elevations

1. Introduction

1.1 This application seeks a Certificate of Lawful Proposed Development for the siting of a caravan within the curtilage of Woodcock View, Chapel Brow, Charlesworth, Derbyshire SK13 5HH, for purposes ancillary to the use of the dwelling.

1.2 It is submitted that the proposed siting of the caravan does not constitute operational development and does not result in a material change of use of the land, and accordingly does not require planning permission. A Certificate of Lawful Proposed Development is therefore sought pursuant to Section 192 of the Town and Country Planning Act 1990.

1.3 The caravan is to be sited within the curtilage of Woodcock View as shown on drawing 2978B-01. It is required to provide temporary residential accommodation for members of the household during the construction of the approved and proposed works at the property, enabling the occupants to remain on site whilst the main dwelling is subject to substantial building operations.

1.4 The caravan will at all times remain incidental and ancillary to the use of Woodcock View as a single planning unit. It will not be used as a separate planning unit or independent dwelling. Occupation of the caravan will be limited to members of the Winterbottom household. It will not be occupied by unrelated third parties, let, leased, or otherwise used for any commercial or independent residential purposes.

1.5 The caravan will not be physically or functionally severed from the main dwelling. There will be no subdivision of the curtilage, no separate access, and no boundary treatments enclosing it as a separate unit.

1.6 The caravan will not have separate utility supplies or metering. Any services (water, electricity, drainage) will be derived from and shared with the main dwellinghouse. The caravan is required to facilitate occupation of the site during construction works to the main dwelling and will be removed from the site once those works are complete.

2. The Site and its Planning Context

2.1 Woodcock View is a detached dwelling located on Chapel Brow, Charlesworth, Derbyshire SK13 5HH. The property occupies a generous plot and benefits from an extensive curtilage to the sides and rear as shown on the submitted site plan (drawing 2978B-01).

2.2 Planning permission has been granted on appeal for extension and associated works to Woodcock View under reference APP/H1033/D/25/3372743 (High Peak Borough Council reference HPK/2025/0104), the decision being dated 6 November 2025. The applicants also intend to submit a further planning application for a revised scheme at the property. The caravan is required to provide residential accommodation for members of the household during this period.

2.3 The caravan is to be sited in the northern part of the curtilage as shown on drawing 2978B-01. It sits within the same planning unit as the dwellinghouse and within the domestic curtilage.

3. Description of the Caravan

3.1 The caravan is a twin-unit structure designed for human habitation. As shown on drawing 2978B-01 (Caravan Plan and Elevations), it comprises the following accommodation:

- Kitchen/Living Room (31m²)
- Bedroom 1 (9m²)
- Bedroom 2 (8m²)
- Bedroom 3 (8m²)
- Bedroom 4 (8m²)
- En Suite (3m²)
- Bathroom (4m²)
- Hall (5m²)

3.2 The external dimensions of the caravan are 13.4m in length and 6.7m in width. The internal height is 2.905m. These dimensions are confirmed on drawing 2978B-01.

3.3 The caravan is supported on stands. It is not fixed to, embedded in, or otherwise permanently attached to the ground. No foundations, concrete bases or engineering operations to the ground are required or proposed in connection with its siting.

4. Legal Framework

4.1 Section 192 of the Town and Country Planning Act 1990 provides that any person may apply to the local planning authority for a certificate stating that a proposed use of buildings

or other land, or the carrying out of operations on land, would be lawful. If the authority are provided with information satisfying them that the proposed use or operations would be lawful if instituted or carried out at the time of the application, they shall issue a certificate to that effect.

4.2 Section 55(1) of the Town and Country Planning Act 1990 defines development as: *"the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land."*

4.3 Section 55(2)(d) provides that the following does not constitute development: *"the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such."*

4.4 Section 29 of the Caravan Sites and Control of Development Act 1960 defines 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)."*

4.5 Section 13 of the Caravan Sites Act 1968 extended this definition to include twin-unit caravans, which are structures: *"composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices"*, and which when assembled are *"physically capable of being moved by road from one place to another"*. The dimensions when assembled must not exceed 20m in length, 6.8m in width, and must not have an internal height greater than 3.05m.

5. Issue 1: Does the Siting of the Caravan Constitute Operational Development?

5.1 The first question is whether the siting of the caravan constitutes operational development requiring planning permission, or whether the structure falls within the statutory definition of a caravan such that its siting does not amount to a building operation.

5.2 It is submitted that the caravan satisfies all three tests under the Caravan Sites and Control of Development Act 1960 as amended by the Caravan Sites Act 1968. The position is set out in the compliance table below.

Statutory Test	How the Caravan at Woodcock View Satisfies the Test
Construction — composed of not more than two sections separately constructed and designed to be assembled on site	The caravan is a twin-unit structure composed of two separately constructed sections assembled on site. This satisfies the construction test under s.13 of the Caravan Sites Act 1968.
Size — must not exceed 20m in length, 6.8m in width, or 3.05m internal height	As shown on drawing 2978B-01, the caravan measures: ● Length: 13.4m (maximum permitted: 20m) ● Width: 6.7m (maximum permitted: 6.8m) ● Internal height: 2.905m (maximum permitted: 3.05m)

	All three dimensions are within the statutory maxima.
Mobility — physically capable of being moved by road when assembled (whether or not it can lawfully be so moved on a highway)	The caravan is supported on stands as shown on drawing 2978B-01. It is not fixed to the ground and has no permanent foundations. The structure is capable of being moved by road from one place to another when assembled. It can be lifted from its stands and transported without any engineering operations to the land beneath.

5.3 The caravan is supported on stands and is not attached to the ground. There are no concrete blocks, permanent bases, fixings or engineering operations. This distinguishes the present case from the earlier stages of the Harpur Cottage case (HPK/2024/0368 / HPK/2025/0369) considered by High Peak Borough Council, where the principal concern was the method of support and the presence of a large verandah. Neither of those issues arises here: the caravan at Woodcock View is supported on stands from the outset, and there is no verandah or other appurtenant structure.

5.4 It is submitted that the siting of the caravan does not constitute a building operation or any other form of operational development requiring planning permission.

6. Issue 2: Does the Siting of the Caravan Result in a Material Change of Use?

6.1 The second question is whether the siting of the caravan results in a material change of use of the land.

6.2 The legal test is well-established. As confirmed in *Uttlesford District Council v Secretary of State for the Environment and White* (March 1991), the key question is whether the use of the caravan has resulted in a smaller area of the planning unit that can be identified as being physically and functionally separate from the primary residential use. If the caravan is used within the same planning unit for purposes ancillary to that primary use, and does not give rise to a physically and functionally separate planning unit, no material change of use occurs.

6.3 The caravan at Woodcock View is sited within the curtilage of the dwelling and within the same planning unit. The site plan (drawing 2978B-01) confirms its location within the red line boundary of the property. There is no boundary treatment, physical separation or change in character of the land that would suggest the caravan occupies a distinct parcel of land functionally separate from the dwellinghouse.

6.4 The caravan is required to provide temporary residential accommodation for members of the household during the construction of approved or proposed works at the main dwelling. It is not to be used as a separate dwelling, let to third parties, or occupied independently of the main house. It does not have separate utility connections or meters. Its use is directly ancillary to the residential use of Woodcock View and is tied to the construction period.

6.5 The factors identified in *Uttlesford* as relevant to the question of material change of use — self-containment, size and extent of accommodation, utility arrangements, relationship to the main household — all point away from a material change of use in this case:

- **Self-containment:** The caravan is not intended to be used as a self-contained separate dwelling. It is ancillary to the planning unit.
- **Utility connections:** The caravan does not have and will not have separate utility meters or independent bills. Any connections will be shared with the main dwelling.
- **Occupiers:** The caravan is for use by members of the Winterbottom household.
- **Physical separation:** There is no physical demarcation separating the caravan from the rest of the curtilage. The site plan shows the caravan within the same uninterrupted domestic curtilage as the dwelling.

6.6 On the basis of the above, it is submitted that the siting of the caravan does not result in a material change of use of the land. The use remains ancillary to the primary residential use of Woodcock View as a dwellinghouse and does not give rise to a physically or functionally separate planning unit.

6.7 For completeness, even if it were considered that the caravan is sited on land forming part of the curtilage of the dwellinghouse but outside the domestic curtilage strictly defined, the position established in the Harpur Cottage delegated report (HPK/2025/0369) is that the Council accepts the planning unit test rather than the domestic curtilage test as the relevant question once the structure is accepted as a caravan. On that analysis — which the Council has itself endorsed — no material change of use occurs provided the land falls within the same planning unit. There is no question on the facts of this case that the caravan is within the same planning unit as Woodcock View.

7. Conclusion

7.1 The siting of the caravan represents a typical and established domestic arrangement whereby temporary accommodation is provided within the curtilage of a dwelling during construction works.

7.2 The caravan is modestly sited within the existing residential curtilage, shares all services and access with the main dwelling, and will be occupied by the same household. It does not alter the character of the use of the land, which remains a single residential planning unit.

7.3 The proposal does not introduce any new planning impacts or intensification of use beyond that already associated with the lawful residential occupation of Woodcock View.

7.4 This application demonstrates that the proposed siting of the caravan at Woodcock View, Chapel Brow, Charlesworth:

- Is a caravan within the meaning of the Caravan Sites and Control of Development Act 1960 as amended by the Caravan Sites Act 1968, satisfying the construction, size and mobility tests.
- Does not constitute operational development. The caravan is supported on stands and is not attached to the ground. No engineering operations are required.
- Does not result in a material change of use of the land. The caravan is sited within the same planning unit as the dwellinghouse and is to be used for purposes ancillary to

the residential use of Woodcock View. It does not give rise to a physically or functionally separate planning unit.

- Does not require planning permission.

7.5 A Certificate of Lawful Proposed Development is respectfully requested.