

1. Site address:

Woodview farm, Sheepy Lane, Orton on the Hill, Atherstone, Warwickshire CV9 3NJ

2. Proposal

- 2.1. A Certificate of lawfulness is sought to establish that a mobile unit has been in residential use for over 10 years
- 2.2. In support of the Certificate of Lawfulness application we submit the following
 - LOCATION PLAN
 - FLOOR PLANS AND ELEVATIONS

3. Evidence

- 3.1. In support of the Certificate of Lawfulness application we submit the following evidence:
 - Sworn AFFIDAVIT - Mark & Lesley Evans dated 19th September 2024
 - Signed Statement - Mrs. R. Sclater dated 18th September 2024
 - Signed Statement - Mr. L. Evans & Mrs. K. Evans 17th September 2024
 - Google image dated 21.04.2015
 - Photograph of caravan in situ dated 15.10.2013

4. Site & Surroundings

- 4.1. The site is within the grounds of Woodview Farm, a former farm comprising a four bedroom cottage style farmhouse which has been extended, set in the region of 5.5 acres which includes paddocks, woodland and formal gardens.
- 4.2. The caravan/mobile home is sited some 70 metres to the south of the house with a driveway served off the main house drive, adjacent to a hedge and trees. A small shed is located to the north.
- 4.3. The building has been clad with timber and a corrugated roof added, and stands on a wooden platform with wooden ballustrade.
- 4.4. The total Volume is 163m³ and Floor Area is 54m² (Accommodation 123m³ 37m² and Shed Units 40m³ 17m²)
- 4.5. Internally the unit has one bedroom, a living room, kitchen and shower room. The shed has two sections. The unit has been let as a dwelling for over 10 years and this application seeks to regularise this use as shown within the evidence submitted as part of this lawful development certificate application.

5. Compliance with legislation.

- 5.1. Relevant National & Local Policy Context:

Section 191 of the Town and Country Planning Act 1990:

Section 191; Certificate of lawfulness of existing use or development states that:

(1) If any person wishes to ascertain whether—

(a) any existing use of buildings or other land is lawful;

he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.

We consider that the building will fall within lawful development as the building has been in situ and use occurred for over 10 years.

GENERAL AFFIDAVIT BEFORE

SOLICITOR, OFFICER OF THE COURT OR OTHER PERSON ENTITLED TO ADMINISTER OATHS.

I **Mark Alan Evans** and **Lesley Marie Evans** of Woodview Farm, Sheepy Lane, Orton on the Hill, Atherstone, Warwickshire, CV9 3NJ: **make oath and say as follows:**

1. We make this affidavit based on our personal knowledge, unless otherwise stated, and that the following facts and matters are accurate to be best of our knowledge.
 - a. The static caravan located within the gardens of Woodview Farm has been on this site since 5th October 2013 – see drawing number 9819/-01A
 - b. The static caravan has been used as residential accommodation since 5th October 2013
 - c. Timber cladding, corrugated roofing and raised platform were added in excess of 10 years ago.
 - d. Services and utilities included in the tenancy.

Witness my signature on19th.....(date) September 2024



Mark Alan Evans

Witness my signature on19th..... (date) September 2024



Lesley Marie Evans

Sworn at 51 Bridge Street, Polesworth, Tamworth

In the county of Staffordshire, B78 1DR

On 19th September 2024

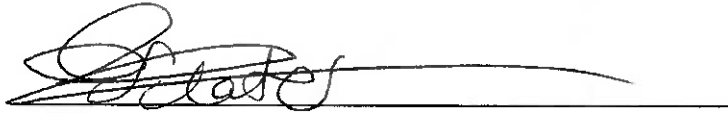
Baxters Solicitors part of David J Foster & Co
51, Bridge Street
Polesworth
Tamworth
Staffordshire B78 1DR

STATEMENT

I **Rebecca Sclater** of Woodview Farm, Sheepy Lane, Orton on the Hill, Atherstone, Warwickshire, CV9 3NJ: **make oath and say as follows:**

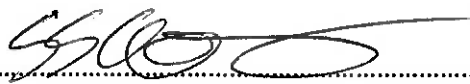
1. I make this statement based on our personal knowledge, unless otherwise stated, and that the following facts and matters are accurate to be best of our knowledge.
 - a. I currently reside in the static caravan located within the gardens of Woodview Farm, Sheepy Lane, Orton on the Hill, Atherstone, Warwickshire, CV9 3NJ

Witness my signature on 18/09/2024 (date)



Rebecca Sclater

Witness Name SALLY STANWAY

Witness Signature 

Address 9 AMICOMBE, TAMWORTH, B774JS

On 19/9/24 (date)

STATEMENT

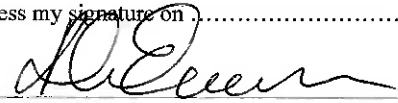
I **Lewis Evans** and **Kelly Evans** of 26 St Nicholas Close, Austrey, Atherstone, CV9 3EQ
make oath and say as follows:

1. We make this statement based on our personal knowledge, unless otherwise stated, and that the following facts and matters are accurate to be best of our knowledge.
2. We can confirm that during the period since 2013 we have lived in the static caravan situated in the gardens of Woodview Farm, Sheepy Lane, Orton on the Hill, Atherstone, Warwickshire, CV9 3NJ

Witness my signature on(date) 17/09/24.....


Lewis Evans

Witness my signature on(date) 17/09/24.....

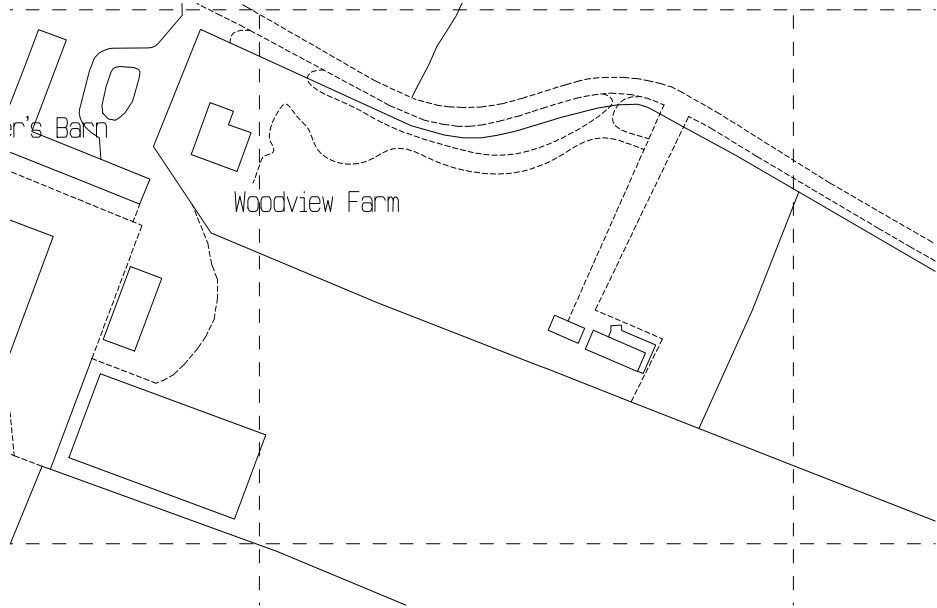

Kelly Evans

Witness Name... Andrew ESSEX

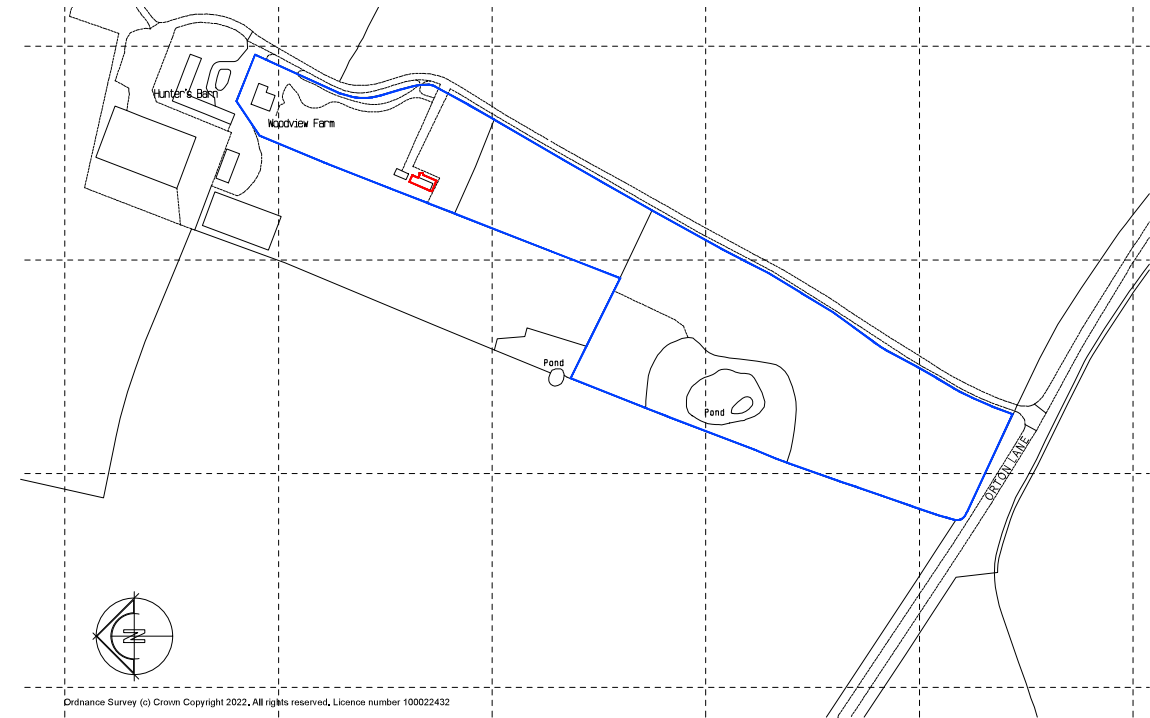
Witness Signature... 

Address 3 Manor Drive, Austrey, CV9 3FJ

On 17/9/2024(date)



The Builder is to check and verify all buildings and site dimensions, levels and sewer invert levels prior to commencement of work.
Do not scale off this drawing, work to figured dimensions only.
This drawing must be read and checked with all structural and relevant specialist drawings.
The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.



Block Plan
Scale 1:500
1:500
10m 0 10m 20m 30m 40m 50m



revisions		
No.	Description	Date
A	Red line amended	14.08.24

BAILEY DESIGN LIMITED
ARCHITECTURAL, PLANNING & DEVELOPMENT CONSULTANTS
43a MITCHELLS COURT LOWER GUNGATE TAMWORTH
STAFFORDSHIRE B79 7AS
Email: tim@baileydesign.ltd.uk Tel: 01827 314962

Woodville Farm, Orton Lane,
Sheepy Magna, CV9 3NJ

Location and Block Plans

SCALE	DATE	DRAWN	JOB No.
1:50 @ A1	Jan 24	ae	9819.01A

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Google image 21.04.2015



Twycross - Sheepy Magna
5 October 2013 11:54

Edit



Caravan at Woodview Farm