

3.1 Ask that the caravans only be allowed if the companion application for the replacement house is approved. If permission is granted, it should be for the temporary period only.

Publicity

3.2 No written representations have been made.

4.0 APPRAISAL

4.1 The key issue in this case is whether the development is appropriate and the impact on the green belt.

4.2 Local Plan policy GP23: Temporary Buildings allows such structures when they are required in advance of a permanent solution. This is the case here.

4.3 The site is also in the green belt. Policy GB1 allows for limited alterations at residential sites.

4.4 The existing house is around 149 sq m in footprint. The caravans would be at least 75 m from the main house and combined would be around 73 sq m in footprint. The caravans would sit alongside the existing repairs garage and the booking office. The series of buildings cumulatively would detract from the openness of the green belt.

4.5 The caravans due to their location and scale are deemed to be inappropriate development in the green belt, which as established in national policy note PPS2: Green Belts, is, by definition, harmful to the green belt, and could not be supported on a permanent basis.

4.6 The special circumstances proposed are that the caravans would provide alternative accommodation whilst the proposed replacement dwelling constructed. That proposal is recommended for refusal by officers. As such there would be no grounds to allow this application to be permitted; this application is recommended for refusal also.

5.0 CONCLUSION

5.1 Refusal is recommended as the caravans would be inappropriate development in the green belt. As the companion application for a replacement dwelling is recommended for refusal, there is not justification to permit this application and refusal is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Refuse

1 The proposed caravans by virtue of their location and scale would have an adverse impact on the openness of the green belt.

The proposed development is inappropriate development in the green belt. There are no special circumstances which outweigh the harm to the green belt. The proposal is contrary to PPS5: Green Belts and Local Plan policy GB1.

7.0 INFORMATIVES:

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