Use of Residential Curtilage of Horsemoor House to site a mobile home for ancillary family use
Horsemoor House Horsemoor Drove Sutton St James Spalding PE12 0EY
for Mr. & Mrs. A. Mason & family

SHDC Ref H20-0933-25 - Supplementary information **January 2026**

Following a site visit on 17th December it was agreed that further information would be provided to confirm the definition of the annexe as a 'caravan'.

Size Test

The unit in this instance is of modest size and well within the prescribed dimensions applied to 'caravans'

Section 13(2) of the Caravan Sites Act 1968 (amended Oct 2006) prescribes the following maximum dimensions :-
Length (exclusive of any drawbar) – 20 metres (65.6 ft)

Width – 6.8metres (23.3 ft)

Overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level) – 3.05 metres (10 ft)

Construction Test

The unit was purchased as a standard modular cabin (The Severn) by Dunster House who are one of the largest suppliers of such units in the country. An element of assembly on site is required which has been deemed acceptable under numerous Appeal Decisions which were reference in the original planning statement.

Mobility Test

The unit is capable of being moved as a single unit by lifting straps / bearers which can easily be located under the cabin where there is a void for such purposes. There is access within the applicants property to accommodate suitable vehicles / lifting crane/ telehander to be able to move the unit.

The cabin is located on levelling bearers with no permanent fixing to the ground. Services are easily disconnected in the event of the unit being moved.

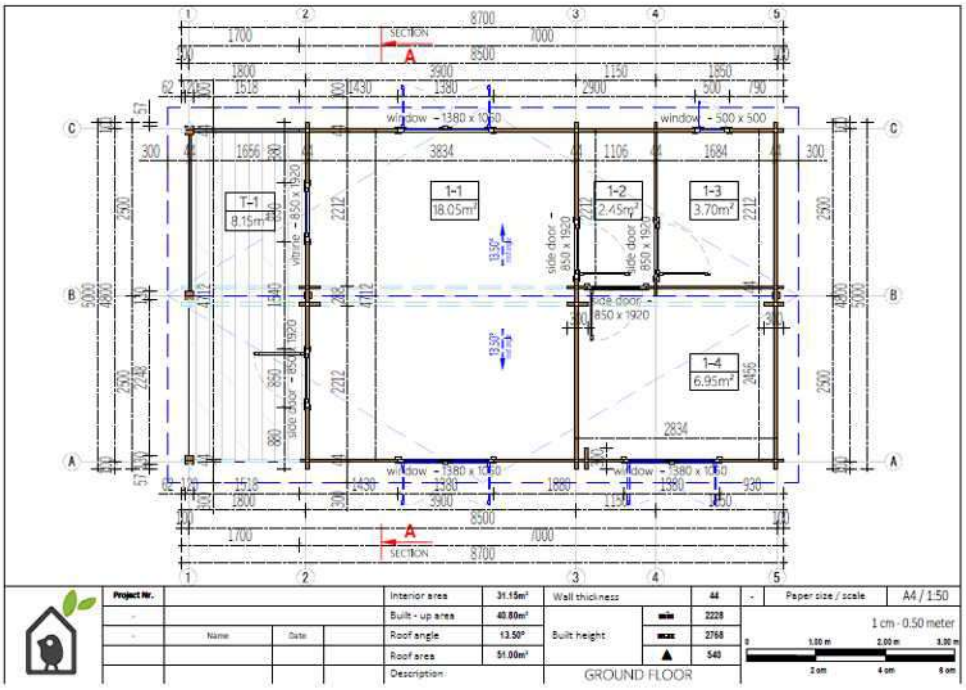
For a caravan to be capable of being transported on a motor vehicle or trailer all that is required to pass the 'mobility' test is that it can, when assembled, be able to be lifted off the ground and moved from one place to another.

An Appeal at 28 Lodge Lane Romford (APP/B5480/C/17/3174314) considered the 'mobility test', and the appointed Inspector noted how temporary lifting beams would be able to be installed under the structure so as to enable it to be lifted safely as a single entity. This is consistent with the judgement in Carter v SSE & Carrick DC [1991] JPL 131; [1995] JPL 311) which clarified that for a structure to be a caravan for the purposes of the Caravan Sites Acts the fully assembled unit must be capable, as a whole, of being towed or transported by a single vehicle.

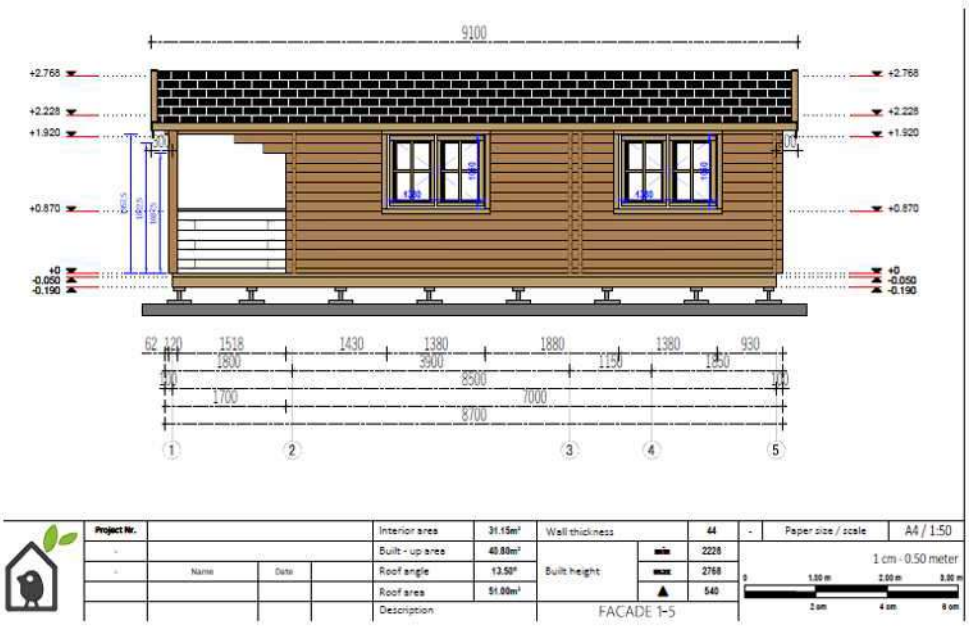
Finally in this regard, in a recent appeal decision in respect of a site in Luton (PINS reference APP/B0230/X/22/3295944). This appeal was lodged in respect of a caravan that would have been supplied by 'The Green Room'. This caravan would have been constructed on site and would have rested, under its own weight, on 'ground screws' or similar, with a void beneath in order that it could be lifted using straps if required. The appeal was allowed, and a full award of costs made against Luton Borough Council.

In his decision the appointed Inspector said: *"The unit would rest on supporting screw piles by means of its own weight. Other than connections to utilities, there would be no works physically attaching the unit to the ground. It is highly likely that the utilities could be disconnected with ease, within a short space of time. To fall within the definition of a caravan, the unit does not need to be mobile in the sense of being moved on its own wheels and axles. The unit would be capable of being picked up and moved intact, including its floor and roof, and put on a lorry by crane or hoist. There is a void beneath the unit so that it could be lifted using belts or straps if required. As a result, there is little in terms of the size or the extent of physical attachment to the ground to indicate that the unit would be other than a caravan."*

Further Example within SHDC of a similar approved ‘caravan’ (this is additional to those referenced in the original planning statement - **H19-0277-24** – Lawful Use Certificate Granted for Caravan for ancillary use 244 Broadgate Sutton St Edmund PE12 0LT



Floor Plan



Side elevation

mlp Moulton Land and Planning

January 2026