

Supporting documentation for an application for a Certificate of Lawfulness under the Caravan Act

| | |
|---------------|---|
| Customer Name | Michael Boyle |
| Address | 5 Lower Green Road, Pembury, Tunbridge Wells, Kent, TN2 4DZ |
| Reference | 605.04.22 |
| Date | 29.11.2022 |

Test 1 Size

In the consultation paper issued by the Office of the Deputy Prime Minister August 2005, "Amending the Definition of a Caravan"

Page 9 Proposals

We propose to amend the definition of a caravan by altering the dimensions set out in section 13(2) of the 1968 Act as follows

- (a) length (exclusive of any drawbar): 20 metres
- (b) width: 6.8 metres
- (c) overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level: 3.05 metres

Additionally we propose:

To set out our view in guidance that the measurements of length and width should be taken between the exterior faces of the external body walls, excluding non-habitable projecting windows (i.e. projecting windows that do not extend to floor level) and excluding projecting eaves and minor projections such as gutters, down pipes, door canopies, sills, thresholds and drip rails. Whilst the guidance is non-statutory, the courts will normally take it into account in deciding relevant cases.

Following this guidance the length and depth of the proposed mobile home have been measured as external wall sizes.

| Dimension | Maximum dimension permitted | Proposed dimensions |
|------------------------------------|-----------------------------|---------------------|
| Length | 20.0Mtrs | 17.0Mtrs |
| Depth | 6.8Mtrs | 6.7Mtrs |
| Overall Height [internal ceiling] | 3.05Mtrs | 3.03Mtrs |
| Attached Drawings Reference Number | | 605.04.22 V1 / R2 |

In answer to the question asked by by the case officer Andrew McLachian-Newens in his email dated 13.01.2023

As you are aware, the internal height of a caravan/mobile home can have a maximum height of 3.05m measured internally from the floor at the lowest level to the ceiling at the highest level, and it is stated numerous times throughout the application that the internal height of this caravan/mobile home is 3.03m.

However, the central living space has a vaulted ceiling and 3 roof lights. This suggests that this area is open to the eaves and therefore the internal parts of the sloping roof would count as 'ceiling', meaning the internal height would be significantly over the allowed 3.05m.

I would appreciate your comments in relation to this matter, as we are unaware of any caselaw which suggests this understanding is incorrect

Supporting documentation for an application for a Certificate of Lawfulness under the Caravan Act

The mobile home will have an external ridge height of circa 4,600mm, however the internal ceiling will *NOT* be vaulted up to the eaves, but has been designed specifically to comply with the maximum Internal Ceiling height as set out in Test 1 of the act

The central section of the mobile home will have a vaulted ceiling, the side sections are for the bedrooms.

The central vaulted ceiling section of the mobile home is vaulted up to a maximum internal height of 3,030mm with a flat ceiling running through the central section, the roof windows will be set below the maximum height allowed of 3,050mm. as detailed in Fig 1 below

The side bedrooms / bathrooms will have flat ceilings at an internal height of 2,400mm as shown in Fig 2.

Fig 1.

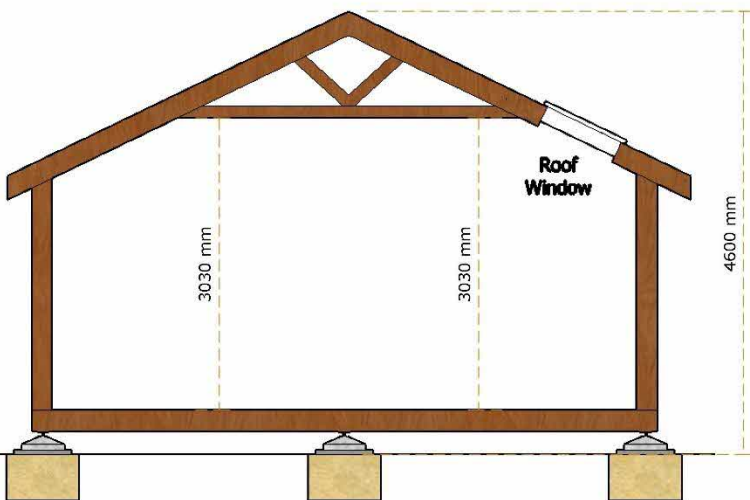


Fig 2.

