



New Forest Log Cabins



PLANNING FOR MOBILE HOMES

Planning Approval...

You may want to contact your local Council and get a 'Permitted Development Right' or 'Certificate of Lawfulness' for your Mobile Home. This is like planning permission but you don't have to submit plans. If you want to put a Mobile Home anywhere other than your garden you will need to contact your local council for a Certificate of Lawfulness. This would include any agricultural land jointed to your property and woodland.

Putting a Mobile Home in your garden (up to 6.8x20m) falls under the same law as parking a touring caravan in your drive. So long as it remains moveable and is not someone's sole or primary residence, it will be acceptable. You can put a Mobile Home in your garden without the need for planning or approval, so long as you're not in a conservation area and there remains a relationship between the main house and the Mobile.

Residential Garden Mobile Homes...

Putting a Mobile Home in your garden falls within the primary use of the dwelling house. If a caravan is just used for sleeping purposes by a family member it is ancillary and you don't need any approval. If, however, it is capable of being used as a separate residence, it is not. There must be an interaction between the two buildings that involves a significant degree of dependence on facilities provided from the main house. This means the people who stay in the building must also have access or a relationship with the main house, like they take meals there, have their belongings stored there, use the facilities etc.

Tips on Getting Approval...

Contact your local council and get the form, it's a 'Permitted Development Right' or 'Certificate of Lawfulness for a Caravan in the Garden'. It helps if you use the word Caravan and not Mobile Home (remember a caravan can be 6.8x20m that can be up to 6 bedrooms). When filling out the form don't use words like garden structure, lodge or summerhouse, just say caravan.

If not part of the form you need to attach a letter explaining the use of the building. Say...



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- I'd like a 'Permitted Development Right' or 'Certificate of Lawfulness' for a caravan in the garden please.
- The caravan will not be separately metered and relies on the services from the main house. As an extra bedroom and dayroom it falls within the primary use of the dwelling house.
- The caravan is used in a manner ancillary to the main property. It is not someone's separate dwelling. Guests or family members who stay in the caravan will have meals and store belongings in the main residence and will use the caravan only for occasional sleeping purpose and daytime activities. Any use of the caravan will vitally depend on a connection with the main house.
- The caravan will be parked in the curtilage of the main residence and will remain fully transportable as per the current legal definition of a caravan set in the 1960 and 1968 Caravan Sites Act.

Legal Definition for Caravans and Mobile Homes is the Garden...

A 'caravan' is defined in s.29 of the Caravan Sites & Control of Development Act 1960 as "any structure designed or adapted for human habitation which is capable of being moved from one place to another..". The Mobile Homes Act 1968 establishes that a 'Twin Unit' mobile home must also conform to certain dimensional and structural requirements.

A caravan may be parked temporarily (in the same manner as a car) within the curtilage of a domestic property without the need for planning permission, unless there are limiting conditions applied when the house was built. This is more commonplace in modern housing estates.*

A caravan may also be used in a manner ancillary to the residential property; that is, in addition to the use of the house, but not as someone's separate dwelling. You can use a caravan as, say, a granny annex, but it must not become someone's "only or main residence". There must



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remain a relationship between the caravan and the house, so, for example, meals could be taken in the house. Use the caravan simply in the manner of an extra room / bedroom. Make sure it remains moveable.

*Check to make sure your property deeds do not restrict this permitted development right; particularly on more modern estates or where the council has issued an Article 4 Direction – common in Conservation Areas.