

# Thinking of altering or extending your Park Home?

## Introduction

---

The rules about extending a Park Home are fairly complex and confusing. This fact sheet is designed to explain the rules that Wiltshire Council will apply in relation to alterations and extensions to Park Homes on Park Home sites as defined by the Mobile Home Act 1983 (as amended) and the permissions that will be required. However it is not an authoritative interpretation of the law.

You should always contact the landowner and the council to discuss specific proposals and obtain the necessary permissions before carrying out any work, or you might be required to remove it at your own expense.

## What is meant by an extension?

---

Any modification to the exterior of the home, such as a porch or a conservatory, is considered to be an extension, as well as certain types of development contained within the plot – for example a garage, oil tank or decking.

## Landowner permission

---

Any alteration to the outside of your Park Home, including the plot you occupy, will normally require permission from the landowner and this will be a requirement of your pitch agreement. The landowner is responsible for ensuring that any development of the site conforms to both the licence and the site's planning conditions. The landowner will also have a view on the type of development that is acceptable and therefore is able to refuse an application to carry out work.

## Licence conditions

---

The licence conditions will, in all cases, impose restrictions on the erection of extensions and alterations to Park Homes. These conditions are made in the interest of fire safety and to ensure that a suitable separation distance is maintained between homes, the boundaries and with service roads.

Some Park Home owners request the addition of a porch to their home. The required separation distance between homes is 6 metres, however some site licences historically allow a porch to be erected within that separation distance, depending on when and where the licence was issued. You would, therefore, need to refer to your licence conditions in relation to this requirement. If a porch is permitted, it would, in any case, need to be of a similar construction to the Park Home with a roof line below that of the home and no larger than 2 metres long by 1 metre wide and not be any closer to a neighbouring home than 5 metres with the door not opening onto the adjoining home.

## Planning permission

---

Unlike a bricks and mortar home, a Park Home owner does not have **permitted development rights** which would allow them certain rights to alter or extend their home. This means that any extension or alteration not included in the original planning permission or permitted by the licence is likely to require planning permission, for example, work that:

- **will** require planning permission includes garages, conservatories, oil tanks and any extension that is fixed to the ground and not capable of being moved from one place to another in a similar manner as a Park Home
- **may** require planning permission includes porches, additional rooms or decking that can be moved in a similar way as a Park Home.

The laws in respect to those works which **may** require planning permission are more complex and are dependent on the size of the Park Home. The law says that a Park Home may be a maximum length of 20 metres and width of 6.8 metres. This means that if an extension to the home would make it wider than 6.8 metres in width and 20 metres in length then it will no longer be considered a Park Home and such a development would require planning permission.

If you require confirmation of the requirements in your particular circumstance you would be welcome to contact Private Sector Housing or Development Management with a plan of your existing home and proposal including all dimensions such as distances from other homes and boundaries.

## Contact details

---

### To find out whether you require planning permission:

[http://www.wiltshire.gov.uk/planninganddevelopment/planningapplicationformsandfees/planningapplication\\_packs.htm?n=%5B43%5D](http://www.wiltshire.gov.uk/planninganddevelopment/planningapplicationformsandfees/planningapplication_packs.htm?n=%5B43%5D)

### For all other enquiries including pre-application advice and planning application forms:

<http://www.wiltshire.gov.uk/planninganddevelopment.htm>

### For the Pre-Planning Advice Service Web Page :

<http://www.wiltshire.gov.uk/planninganddevelopment/householdersguidetoplanning/planningpreapplicationadvice.htm>

### For enquiries about licence condition and how these apply in specific circumstances:

Please include details of your questions along with a diagram showing measurements

e-mail: [HousingRenewal@wiltshire.gov.uk](mailto:HousingRenewal@wiltshire.gov.uk)

For an on line enquiry form: <http://www.wiltshire.gov.uk/housinggrantenquiryform.htm>

Or write to : Private Sector Housing, Wiltshire Council, Bourne Hill, Salisbury, SP1 3UZ