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Our Ref: PAP/2017/0103

Your Ref:

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Gary Wallace  
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Dear Mr Wallace

### Planning requirements for showman's wagon in Purbeck

Thank you for your enquiry dated 13<sup>th</sup> November 2017. I apologise for the delay in responding which is due to high workload and staffing changes.

Looking at your questions I can respond as follows:

1. Do you need planning permission to site a showman's wagon? The need for planning permission will depend on where the wagon is sited, what it will be used for and its size. Planning permission may not be required to place one in a domestic garden for use by the occupants of the house for ancillary domestic uses i.e. as a garden room or playhouse. However, in some cases the positioning or size or limitations on the property itself can result in permission being required. Generally on any other land, paddocks and woodlands, planning permission will be required especially if the wagon is inhabited as a dwelling, for holiday letting or used as part of a business.
2. Where can I site a showman's wagon on designated land? Designated land is a term often used to refer to a Conservation Area or an Area of Outstanding Natural Beauty. Nearly all the southern half of Purbeck District falls within the Dorset AONB and we have 25 Conservation Areas. Being in a designated area can mean that you need planning permission. When considering a planning application in these areas the Council must consider carefully and give great weight to the impact of development on the Conservation Area and wider landscape of the AONB.
3. How many can I have on site? The number of units does not influence the need for planning permission over the consideration of existing and proposed uses. Site licencing of caravan parks is controlled by Public Health.
4. Can I rent it out as a holiday let? Planning does allow for some temporary uses of land for tented camping and caravans. Showman's wagons do not automatically benefit from these rights. Consideration will be given to the location, the existing use of the land, proposed use of land and wagons, how the wagons are to be sited, for how long, any ancillary works to allow the use.