

Greendown.

SHEPHERD HUTS

Guiding you through the planning process.

If you are planning to use your Shepherd Hut as a source of income through renting (overnight stays) for more than 28 days per calendar year, you will need to apply for planning permission or an exemption. If you rent for less than 28 days, then you don't necessarily need planning.

The options below explain the criteria:

1. Planning Permission via your Local Council.

This type of application needs to be submitted by you or a planning consultant working on your behalf via your local council. The timeline for the application can vary, however, some applications can take anything up to 12-months.

We can help in the early stages of the planning process and point you in the right direction.

2. Planning Exemption via Affiliated Companies through the Caravan and Glamping Association.

Greendown work alongside several associations that can advise and support an application for a planning exemption certificate. Such an exemption can provide up to five huts per site and this offers many advantages including the reduced timescale, in most cases up to 12 weeks.

Again, speak to one of our representatives and they will advise the next steps once a purchase decision has been made,

3. No Planning Permission Required.

If the shepherd hut is intended for private use, then technically you won't need planning if the build site resides within the curtilage of your garden. However, you still have the option

to rent the hut for overnight stays if you do not exceed 28 days per calendar year. If you do intend to exceed 28 days, then options 1 and 2 above will apply.