

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices,
Shute End
Wokingham RG40 1WR.

Our Ref: BLP/24/288
2nd February 2026

Dear Sir,

Bentley Lane Piggeries, Poplar Lane, Winnersh RG41 5JR

I enclose on behalf of my Clients, Mr and Mrs Taylor and family, an application under s.192 which establishes that the mobile homes in the garden curtilage of Bentley Lane Piggeries, as the principal dwelling, are lawful under the meaning expressed in the Act and subordinate legislation.

There are two issues:

1. Are the structures mobile homes or caravans which could be transported to and from the site and fulfil the definitions as set out in the Caravans Act?
2. Are they occupied on an incidental and ancillary basis to the principal dwelling as such?

The structures

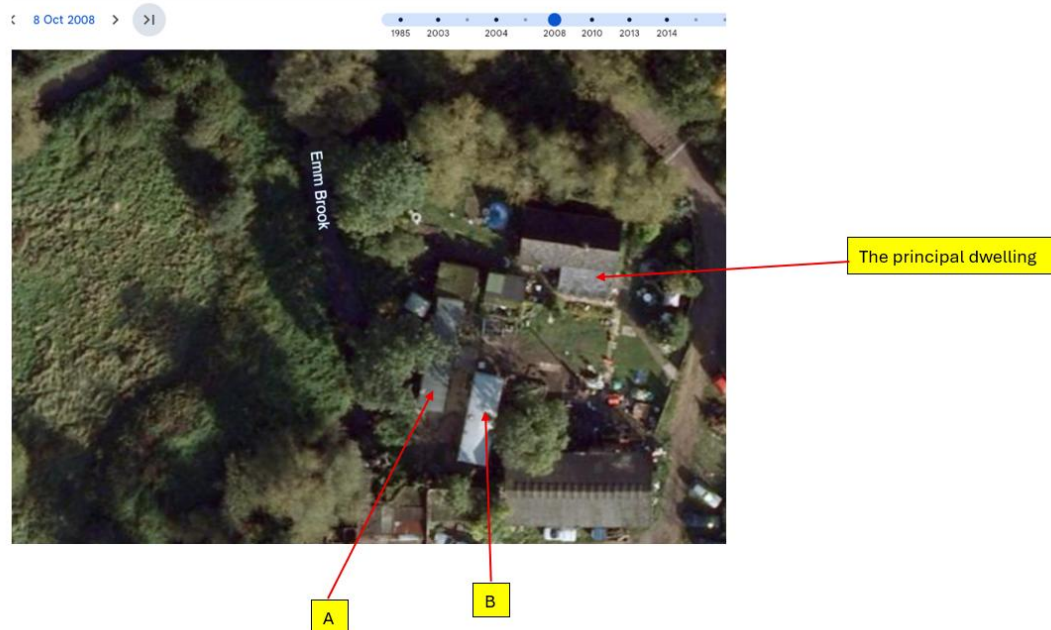
The structures as shown by drawings MLP/02, 03 and 04 as well as the submitted photographs, are mobile in so far as they are not affixed to the ground and have no foundations.

The limitations expressed in the Caravans Act are that they should not exceed 20m in length, 6.8m in width and have an internal height exceeding 3.05m. As is shown by drawings MLP/03 and 04, they do not exceed these dimensions.

In respect of mobility, it is held that the structure must be capable of being moved as opposed to actual movement. There is no requirement that it must be moved frequently and as can be seen from the aerial images below, this is the case in this instance where the structures have been in place for a considerable length of time. In saying this, the applicant's do not make a claim under s.191 by reason of longevity.

20 Hurlands Place
Farnham
Surrey GU9 7HX
01252 718855
markleedale@hotmail.com
Principal: Mark Leedale M.Sc, Dip TP, B.Ed(Hons) MRTPI

The fact that the caravans are forward of the front elevation is immaterial as they are not development involving the construction of buildings. They are a 'chattel' and are capable of being moved as opposed to a building which is restricted by Part 1 Class E.



The nature of occupation

For ease of reference the mobile homes are identified as "A" and "B" on the submitted particulars.

A dwelling would ordinarily contain facilities for the day-to-day living and this is set out in *Gravesham (Gravesham Borough Council v Secretary of State for the Environment 1984)*. The key tests are:

- The building must contain the necessary amenities for daily life, typically including cooking, sleeping, and washing facilities.
- It is, generally, a single, self-contained unit of accommodation.

In this case and as detailed in the response to the PCN, unit "A" is occupied by [REDACTED] [REDACTED] t "B" is occupied by [REDACTED] who are, respectively, the son and daughter in law of [REDACTED]. The fact that they occupiers are related is of assistance and although it is not wholly determinative of the issue, it is important that there is direct family relations and consequential daily interaction which furthers the case of incidental and ancillary lane use.

Turning to the facilities contained therein, the case Officer is at liberty to inspect in the course of this application. Units "A" and "B" simply comprise sleeping accommodation with the preparation of meals and the dual use of bathroom facilities taking place in the principal dwelling. Unit "B" contains a microwave as [REDACTED] is employed by [REDACTED] in a way which involves unsociable hours. In the early morning warm meals are prepared in the caravan at these times so as not to disturb [REDACTED] [REDACTED]

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As can be seen from the drawings and on inspection, each mobile home has a bathroom facility and kitchen units which are delivered as part of the mobile units. The bathrooms are used by the respective occupiers although the facilities in the house are also used. Neither kitchen contains appliances and has never done so. The only exception is the microwave which is explained above. It follows that the day-to-day cooking of meals takes place in the principal dwelling and the occupiers of the mobile homes have no suitable facilities to enable the preparation of food.

It follows that neither "A" or "B" contain facilities which would allow day-to-day independent occupation as a dwellinghouse. There is no cooking in the units, save for the convenience of the microwave in unit "B". By the same approach neither is a self-contained unit in the terms of the *Gravesend* tests.

In practical terms there is a level of integration and contact between the occupiers of unit "A" and "B" and the principal dwelling. They frequently see each other in the context of cooking, taking meals, bathing and general activities in the house and garden. The garden area is shared by all parties and there is no physical sub-division between unit's "A", "B" or the principal dwelling.

In respect of the defined and identifiable curtilage this can be seen on site and lies outside of the area which is the subject of the s.191 Certificate issued under reference 242131. It comprises a lawned area of cut grass, patios, garden trees and shrubs, garden sheds, hardstanding and occasionally a demountable swimming pool. It is distinct in character from the areas beyond this which are the subject of the s.191 Certificate and comprise various land uses which are not residential.

On the basis of the foregoing and submitted evidence I trust that a Certificate will be issued and if I can be of further assistance please let me know.

Yours faithfully,


Mark Leedale.

cc Client

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