

FAO Ms Connie Davis
Place and Growth
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
RG40 1WR

6th August 2024

Dear Ms Connie Davis

Re: Full application for the retention of a mobile office.

**At: Victoria Gardens. 31, Barkham Ride, Finchampstead, Wokingham,
RG40 4EX**

I refer to our recent correspondence with your colleague.

Please find attached an application for the retention of a mobile office.

The following drawings are provided:

- Drawing No 2645 - 06 Location Plan and Existing & Proposed Site Plan.
- Drawing No 2654 04 Existing and Proposed Floor Plan and Elevations.

The Application Site

31 Barkham Ride is located on the north east side of Barkham Ride, to the south of Barkham and close to the north western edge of Finchampstead. The property is located close to but outside the settlement boundary in a countryside location and is next to Rooks Nest Wood Country Park, a local SANG (Suitable Alternative Natural Greenspace).

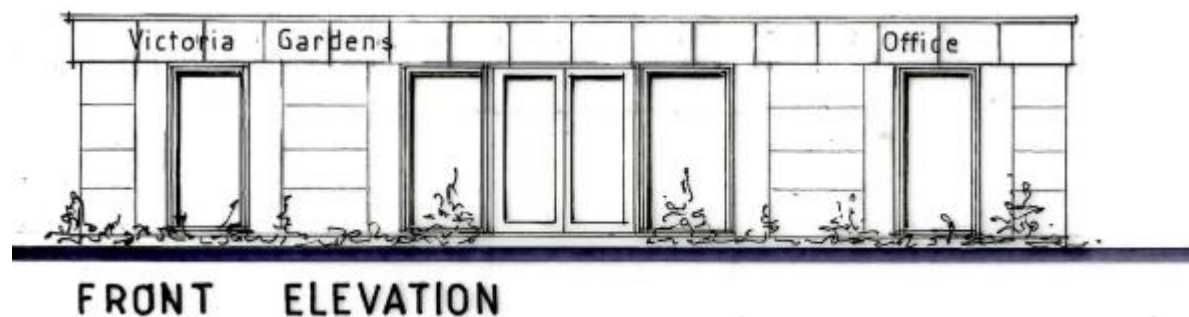
The land the subject of the application is part of a mobile home park known as Victoria Gardens, a lawful mobile home park.

There has been an office on site used for management of the park and the applicant's business A1 Roberts Properties Ltd since 2008. The office was formerly within a mobile office that was located within the park. This was brought to the site in 2008. It was then removed when new mobile homes were added to the park in 2020, and a new mobile office was brought to the site.

The new mobile office was the subject of temporary planning permissions that were required due to the sales use of the mobile office. The last renewal was granted under planning application 213928 by a decision dated 31st January 2022. Planning application 230997 was then submitted for a further renewal but was withdrawn following communication with the planning officer because the sales use had ceased. This sales use had then ceased, although there are now two mobile homes for sale. Most communication relating to sales is by phone and e-mail and therefore this is a diminimis part of the overall office use and is not referred to within the application proposal description.

The Development

Planning permission is sought for the retention of the mobile office. It is a mobile structure with dimensions of 13m x 3m. I have pasted a drawing extract below:



The office has a reception area and two offices and is used as a site office for the management of the park and for the part of the management of the applicant's business A1 Roberts Properties Ltd. Both the park and the business are also run from

the applicant's home office. Mr Roberts employs one full time and one part time person who work in the office.

Planning Considerations

This site is located outside but close to the settlement boundary and is in a countryside location.

Relevant planning policy is set out within the National Planning Policy Framework (2023) and in the Development Plan for the site that comprises the Wokingham Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).

National Planning Policy Framework

The National Planning Policy Framework (2023) seeks to achieve sustainable development, including consideration of economic, social, and environmental dimensions. There is a presumption in favour of sustainable development and Local Planning Authorities are encouraged to approach decisions on proposed development in a positive and creative way.

Section 11 of the Framework promotes making efficient use of land to provide for homes and other uses, while safeguarding and improving the environment.

Section 12 advises the achievement of well- designed places.

Section 15 seeks to ensure the conservation and enhancement of the natural environment.

Core Strategy

Policy CP1 (Sustainable Development) advises that planning permission will be granted for sustainable forms of development, that, for example, maintain or enhance the quality of the environment.

Policy CP3 (General Principles for Development) states that planning permission will be granted for proposals that meet criteria, including relating to appropriate layout, character, and design, and without detriment to any important features.

Managing Development Delivery Local Plan (2014)

Policy TB21 (Landscape Character) requires that proposals must retain or enhance the condition, character and features that contribute to the landscape. *This is a small part of the lawful mobile home site, within a landscaped site where good landscaping is key to the quality of the mobile home park.*

A policy compliant form of development is proposed, with no adverse impact on the character of the area or neighbouring amenity.

Planning permission is respectfully requested for the relocation of the office and its continued use.

Yours sincerely



Jo Tasker BSc (Hons) BTP MRTPI

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