

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253127
Site Address:	6 School Road, Riseley, Wokingham, RG7 1XP
Expiry Date:	12 March 2026
Site Visit Date:	10/02/2026
Proposal: Householder application for the proposed temporary stationing of a mobile home for use incidental to the main dwelling (retrospective).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside C1 – Active and sustainable transport and accessibility NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

ENFORCEMENT HISTORY

RFS/2025/090159	Use of land for siting of mobile home and outbuilding extension.	Closed on 16/01/2026
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CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC Drainage – No objections, subject to a condition.
WBC Enforcement – No comments received.
WBC Highways – No objections, subject to a condition.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Swallowfield Parish Council – No comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two-storey, semi-detached property, which forms part of a small group of dwellings located along the eastern edge of School Road, within a broader countryside setting.

This application has been submitted in response to an enforcement investigation (ref: RFS/2025/090159) regarding the use of land for the siting of a mobile home. The proposal seeks permission for the temporary siting of a mobile home for residential purposes, to be occupied by the applicant's daughter, in order to assist with her ongoing medical needs.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The application site falls within designated countryside outside of settlement boundary and any residential development would have to be in accordance with local and national policies.

Policy CP11 of the Core Strategy relates to proposals outside such development limits. It is a restrictive policy designed to protect the separate identity of settlements and maintain the quality of the environment. Policy CP11 states that proposals outside of development limits will not normally be permitted except (summarised):

1. Where it contributes to diverse and sustainable rural enterprises; and,
2. Where it does not lead to excessive encroachment or expansion of development away from original buildings; and,
3. Buildings appropriate for conversion or environmental improvements for replacement buildings; or,
4. Appropriate residential extensions
5. Where replacement dwellings would bring about environmental improvements and not result in inappropriate increases in the scale, form or footprint or the original building.
6. Provision of community facilities, and
7. Affordable housing on rural exception sites.

Paragraph 80 of the NPPF seeks to avoid new isolated homes in the countryside unless there are special circumstances such as a rural worker's dwelling, optimal viable use of a heritage asset, reuse of redundant or disused buildings and enhance its immediate setting, and subdivision of an existing residential dwelling or if the building is of exceptional design.

Whilst the building is referred to as a mobile home, it is not a "home" in sense of becoming a separate dwelling, and the applicant has described bespoke and medical circumstances regarding why the family occupiers of the unit would still be part of the same household. It is therefore more akin to a residential extension when considering policy CP11, although it does not entirely fall within the exceptions set out in the policy.

The submitted Planning Statement explains that the applicant's daughter and grandchildren require the mobile home due to the daughter's ill health and the lack of adequate space within the main dwelling, as well as limited alternative housing options. The statement further advises that the mobile home would enable both the applicants and healthcare professionals to more easily monitor and provide care.

It is also stated that the mobile home would remain incidental to the main dwelling, as it would not contain a fitted kitchen, cooking facilities, or bathing facilities, with these functions continuing to take place within the main house. The main rear garden and parking areas would remain shared with the host dwelling, and the day-to-day living arrangements would remain integrated with the main household. The mobile home would not have a separate postal address, and all bills and utilities would remain linked to the main dwelling.

The mobile home is sited immediately to the east of the main dwelling within the

defined residential curtilage and would not result in a significant expansion of built form away from the existing building, nor would it lead to notable encroachment into the surrounding countryside. Therefore, whilst the creation of a new dwelling in the countryside would ordinarily be contrary to planning policy, the proposal is considered acceptable on a temporary basis in this instance to allow for the care of the applicant's daughter while longer-term housing options are explored.

Nonetheless, given the proposal is justified by the particular personal circumstances of the applicant it is considered appropriate and necessary to restrict occupancy of the development to the applicant's daughter and her dependents solely, and that, should the applicant no longer reside at the site, the removal of the mobile home is ensured, in order to safeguard the character and appearance of the countryside area in the long term. Paragraph: 014 of the Planning Practice Guidance (PPG) confirms that, in exceptional circumstances, personal or temporary permissions may be appropriate where material considerations justify a departure from normal policy, and the imposition of such a condition is therefore considered justified in this instance.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

The mobile home would be sited immediately to the east of the main dwelling and orientated so that its longer elevation faces School Road. This arrangement would extend the built form across the site and would reduce openness to a limited degree. Notwithstanding this, the structure would be set well back from the street scene and outside the established building line, such that it would not appear as a prominent feature within the wider streetscape. Furthermore, the application site is positioned at the beginning of a cluster of dwellings along the southern side of School Road and benefits from a wider than typical side gap to its eastern boundary. This spacing allows the mobile home to be accommodated without appearing cramped within the plot. In addition, by virtue of its single-storey height, views of the green backdrop of mature trees would remain visible.

Taking into account the temporary nature of the proposal, the resulting impact on the character and appearance of the area would be limited, and the development is not considered to give rise to an unacceptable level of harm in this regard.

Neighbouring Amenity:

The mobile home is suitably located away from any neighbouring amenities and is of modest proportions not to pose any overlooking, loss of light or overbearing concerns.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and considers that the existing driveway provides sufficient space to accommodate at least three vehicles.

This level of provision is considered appropriate for a dwelling of this size and accords with the Council's Parking Standards. As such, no highways objections are raised.

Flooding and Drainage:

The site lies within Flood Zone 1 but is susceptible to groundwater flooding. The Council's Drainage Officer has reviewed this application and notes that the proposed mobile home is movable, retains its wheels, and requires no permanent foundations or new drainage infrastructure. Given its temporary and reversible nature, the development would not increase runoff, obstruct groundwater flow, or increase flood risk. No drainage objections are raised.

Landscape and Trees:

There are no protected trees within the application site and, given that the mobile home is already in situ and positioned at a sufficient distance from any mature trees on the site, it is considered that the proposed development would not give rise to any adverse tree or landscape impacts.

Planning Balance:

On balance, the proposal results in a mobile home within Countryside for residential use which would usually be unacceptable, and which causes harm. However, the development will serve the medical needs of the applicant and is required for a temporary period only. The proposal is subject to conditions requiring the mobile home to be removed and the land restored either when the applicant ceases to live in the house, or the primary carer ceases to live in the mobile home.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	10 March 2026
Earliest date for decision:	5 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.03.2026