

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 March 2026

Application Number: 253039

Location: Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ

Proposal: Full application for the use of land for the stationing of a mobile home for use as equestrian staff accommodation. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Temporary Permission

The use of the land for the stationing of a mobile home for equestrian staff accommodation hereby permitted shall cease on or before three years from the date of this permission.

On or before that date, the mobile home, any concrete base associated with it, all hardstanding or other surfacing related to the parking and turning area, and all materials, equipment, and domestic paraphernalia brought onto the land in connection with the use shall be excavated/removed, and the land shall be restored to its former condition.

Reason: The temporary permission meets the functional need for equestrian workers; a permanent dwelling would harm the openness and appearance of the countryside (Core Strategy Policies CP1, CP3 & CP11; MDD Local Plan Policy TB21).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered/titled:

- 24/10/01 Rev.C – Site Plan (received 24/02/2026)
- 24/10/02 Rev.C – Block Plan (received 24/02/2026)
- 24/10/04 Rev.B – Accommodation (received 24/02/2026)

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Occupancy Restriction

The mobile home hereby approved shall only be occupied by a person(s) solely or mainly employed for equestrian purposes on the land in connection with the equestrian business approved under planning permission reference 250785. The mobile home shall not be sold, let or occupied independently from the aforementioned approved equestrian business under permission 250785.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the specific needs of the site, that being for equestrian purposes. Relevant Policies: NPPF (Paragraph 84) and Core Strategy: CP3 and CP11.

4. Number of Occupants

The mobile home hereby permitted shall not be occupied by more than two occupants at any one time.

The operator of the development hereby permitted shall maintain an up-to-date register of persons occupying the accommodation at all times, to be held on site or at other premises agreed in writing by the Local Planning Authority, and shall ensure these details are able to be made available for inspection by the Local Planning Authority at any time during normal working hours.

Reason: In the interests of clarity and because the scale of the accommodation permitted is only intended to serve the specific needs of the site.

5. Scale of Permitted Accommodation

There shall be no more than one mobile home stationed on the site as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 at any one time.

Reason: In the interest of clarity and because the single mobile home is intended to serve the specific needs of the site, that being for equestrian purposes.

6. Type of Accommodation

The mobile home hereby permitted shall not be replaced by another mobile home/caravan as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

Reason: In the interests of clarity and because the scale of the accommodation permitted is only intended to serve the specific needs of the site.

7. Lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to the mobile home.

Reason: In the interests of visual amenities and ecological safeguarding. Relevant Policies: Core Strategy Policies CP1, CP3, CP7 & CP11 and MDD Local Plan Policies CC03, TB21 & TB23.

8. Vehicle Parking

The vehicle parking space shall be maintained for as long as the mobile home is stationed on site, and remain available for the parking of vehicles at all times in accordance with the approved details.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans and documentation being submitted by the applicant to overcome concerns relating the justification for the equestrian staff accommodation.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 3 March 2026

REMEMBER - The earliest date for a decision on this application is: **14 January 2026**