

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252675
Site Address:	12 Grovelands Park, Winnersh, Wokingham, RG41 5LD
Expiry Date:	29 December 2025
Site Visit Date:	10 November 2025
Proposal: Application for a certificate of lawfulness for the proposed overlaying of part of the existing concrete mobile home base with new concrete to raise it to a consistent level.	

PLANNING HISTORY

Application No.	Description	Decision & Date
None relevant		

CONSULTATION RESPONSES

WBC Conservation Officer	None received
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APPRAISAL

Description of Works: The proposed overlaying of part of the existing concrete mobile home base with new concrete to raise it to a consistent level.

Are the works lawful?:

Yes	☒
No	☐

Assessment:

This application needs to be assessed against planning legislation to determine whether the overlaying of part of the existing concrete mobile home base with new concrete to raise it to a consistent level would amount to operational development or constitute a material change of use of the land. As with any Certificate of Lawfulness application, the burden of proof is on the applicant, and the Local Planning Authority is required to test the evidence on the balance of probability.

Section 55 of the Act stipulates “development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

For the purposes of the Act “building operations” includes demolition of buildings, rebuilding, structural alterations or additions to buildings and other operations normally undertaken by a person carrying on business as a builder (s55(1A) of the Act).

Under Section 55 the following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land— (a) the carrying out for the maintenance, improvement, or other alteration of any building of works which:

- (i) affect only the interior of the building, or
- (ii) do not materially affect the external appearance of the building.

The proposal is for a modest area of concrete to level an existing concrete base only. The area covered would raise the levels by 150mm. The proposal given the nature and scale is considered to result in de minimis wherein it does not result in a level of building, engineering, mining or other operations which would constitute development, and there is no material change in use of the land. Additionally, the proposal does not include any demolition, substantial rebuilding or other structural alterations. It has been adequately demonstrated that the proposal would not amount to operational development and that there would be no material change of use of the land.

Conclusion:

Based on the information submitted, the Local Planning Authority is satisfied that the proposed laying of a concrete base would not amount to operational development or a material change of use of the land for which planning permission is required under Section 55 of the Town and Country Planning Act 1990 (as amended).

It is therefore recommended that this application for a Lawful Development Certificate be **approved**.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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

Recommendation:	Approval
Date:	15 December 2025
Earliest date for decision:	26 November 2025

**Recommendation
agreed by:
(Authorised Officer)**

BJC

Date:	15.12.2025
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