

FAO Senjuti Manna (Senior Specialist)
Place and Growth
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
RG40 1WR

25th April 2023

Dear Ms Manna

Re: Full application for the temporary stationing of a sales office for a period of one year (Renewal further to planning permission 213928 dated 31 January 2022).

At: 31, Barkham Ride, Finchampstead, Wokingham, RG40 4EX

I refer to our recent correspondence with your colleague.

Please find attached an application for the renewal of the temporary planning permission granted in January last year. A further year is sought to allow for the sale of the permitted mobile homes. The following drawings are provided:

- Drawing No 124-108 Site Location Plan
- Drawing No 124-104 Proposed Site Plan.
- 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).

This park area within which this application site is located benefits from a Certificate of Lawful Development for its use as a mobile home park as well as from planning permission for eight new units.

The Development

A temporary planning permission for a further year is sought for the stationing of the sales office and park office within the park area. It is a mobile structure with dimensions of 13m x 3m. I have pasted a photograph of the office below:



Planning Considerations

The lawful use of the site as part of a mobile home park is a material consideration. No change of use is proposed and as you have advised, planning permission is not required for the stationing of mobile homes on the site or for a site office. It is the sales office use that you have advised needs permission, hence this further application.

Planning permission is sought for the stationing of the sales office within the park for a further year. This continued use is required for the sales of units as well as the management of the park.

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 (2019) 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 (2021) 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 5 of the Framework seeks to encourage the delivery of a sufficient supply of homes.

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.

A further temporary permission is respectfully requested.

Yours sincerely



Jo Tasker BSc (Hons) BTP MRTPI

jo@jotaskerplanning.co.uk