

Mobile Home Assessment

In support of

Full Planning Application

by **Mr Thomas Roberts**

Proposed residential redevelopment – Park Home Extension.

**Demolition of the existing dwelling and use of land as an extension to
Victoria Gardens Residential Park Home Estate, with the stationing of 35
park homes and the construction of a community building and park office.**

31, Barkham Ride, Finchampstead,
Wokingham, Berkshire, RG40 4EX

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Mobile Homes

The proposed stationing of mobile homes on the land is a use of land rather than operational development. All the mobile homes are within the definition of caravans as defined by Section 29 (1) of the Caravan Sites and Control of Development Act 1960:

Section 13 (1) of the Caravan Sites Act 1968, which deals with twin-unit caravans. Section 13 (1) provides that:

“A structure designed or adapted for human habitation which:

- Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps and other devices; and*
- Is, when assembled, physically capable of being moved by road from one place to another (whether being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or have been) a caravan within the means of Part 1 of the Caravan Sites Control of Development Act 1960 by reason only that it cannot lawfully be moved on a highway when assembled”.*

Amendment of the definition of caravan 2006

- Length (exclusive of any drawbar) 20m (65.6FT)*
- Width: 6.8m (22.3ft)*
- Overall height (measured internally from the floor at the lowest level to the ceiling at the highest level) 3.05m (10ft)*

Note the following:

- 1 The mobile homes are within the limit of the caravan definition.

Omar Image Mobile home: 12.266 m x 6.117 m. Height: 3.05m

Omar Heritage Mobile home: 15.344 m x 6.116 m. Height: 3.05m

Omar Ikon Mobile home: 13.821 m x 6.117 m. Height: 3.05m

- 2 The mobile homes are not permanent structures. They are composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps and other devices.

- 3 The mobile homes are not physically attached to the ground and are capable of being moved by road from one place to another, meeting the caravan definition.