

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 April 2026

Application Number: 253127

Location: 6 School Road, Riseley, Wokingham, RG7 1XP

Proposal: Householder application for the proposed temporary stationing of a mobile home for use incidental to the main dwelling (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings titled Site Plan RAC/10940/2, Drainage Plan, RAC/10940/3 received by the local planning authority on 22/12/2025 and 12/01/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

2. Temporary permission - The use of the land for the stationing of a mobile home incidental to the main dwelling hereby permitted shall cease on or before the expiry of five years from the date of this permission. On or before that date, the mobile home and any materials, equipment, and domestic paraphernalia brought onto the land in connection with the use shall be removed, and the land shall be restored to its former condition.

Reason: The temporary permission meets the functional need for intended occupier; a permanent dwelling would harm the openness and appearance of the countryside.

Relevant policies: Core Strategy Policies CP1, CP3 and CP11 MDD Local Plan Policy TB21

3. Personal consent - The mobile home hereby permitted shall only be occupied by Ms Sophie Helen Cracknell and her dependents. If Ms Cracknell ceases to occupy the mobile home prior to the expiry of the temporary permission, the use hereby permitted shall cease, and the mobile home, along with any structures and equipment brought onto or erected on the land in connection with the use, shall be removed from the site within three months. The land shall then be restored to its former condition.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the occupant of the mobile home, and in the interest of the amenity of the countryside area. Relevant policies: Core Strategy policies CP1, CP3 & CP11.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.03.2026

REMEMBER - The earliest date for a decision on this application is: **5 February 2026**