

Date: 15 January 2026
Application: 253127



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 253127

Applicant: Mrs Sandra Cracknell

Site Address: 6 School Road, Riseley, Wokingham, RG7 1XP

Parish: Swallowfield

Grid Reference: Easting - 473458, Northing - 163394

Type of Development: Other Householder

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

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 253127. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **5 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253127
Address:	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).		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

This application is in relation to a mobile home being located on the driveway / garden of an existing dwelling. The applicant has stated that the mobile home is incidental to the main dwelling.

While the numbers of habitable rooms of the main dwelling cannot be identified from the submission, the proposed mobile home will increase the total numbers of habitable rooms by 4.

According to the WBC Car Parking Standards, the development in Village location will generally require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed shared parking has ample space to accommodate at least three cars, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

MOBILE HOME TO REMAIN ANCILLARY TO MAIN DWELLING

The mobile home shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

***Reason:** In the interest of highway safety; to ensure acceptable access and*

parking

Date:

29.01.2026

Signed:

JP [SW]