

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250373

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 February 2025 (being the date of application for this certificate), and subject to any conditions or informatives below, the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red on the attached plan **would have been lawful** within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended) or section 26H (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), for the following reason(s):

1. The proposed boundary fence constitutes development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 2) (Class A) of the Order.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (Location Plan), (Site Plan & Elevations), (Fence Specification 12K Envirofence), received by the Local Planning Authority on 18/02/2025.

FIRST SCHEDULE

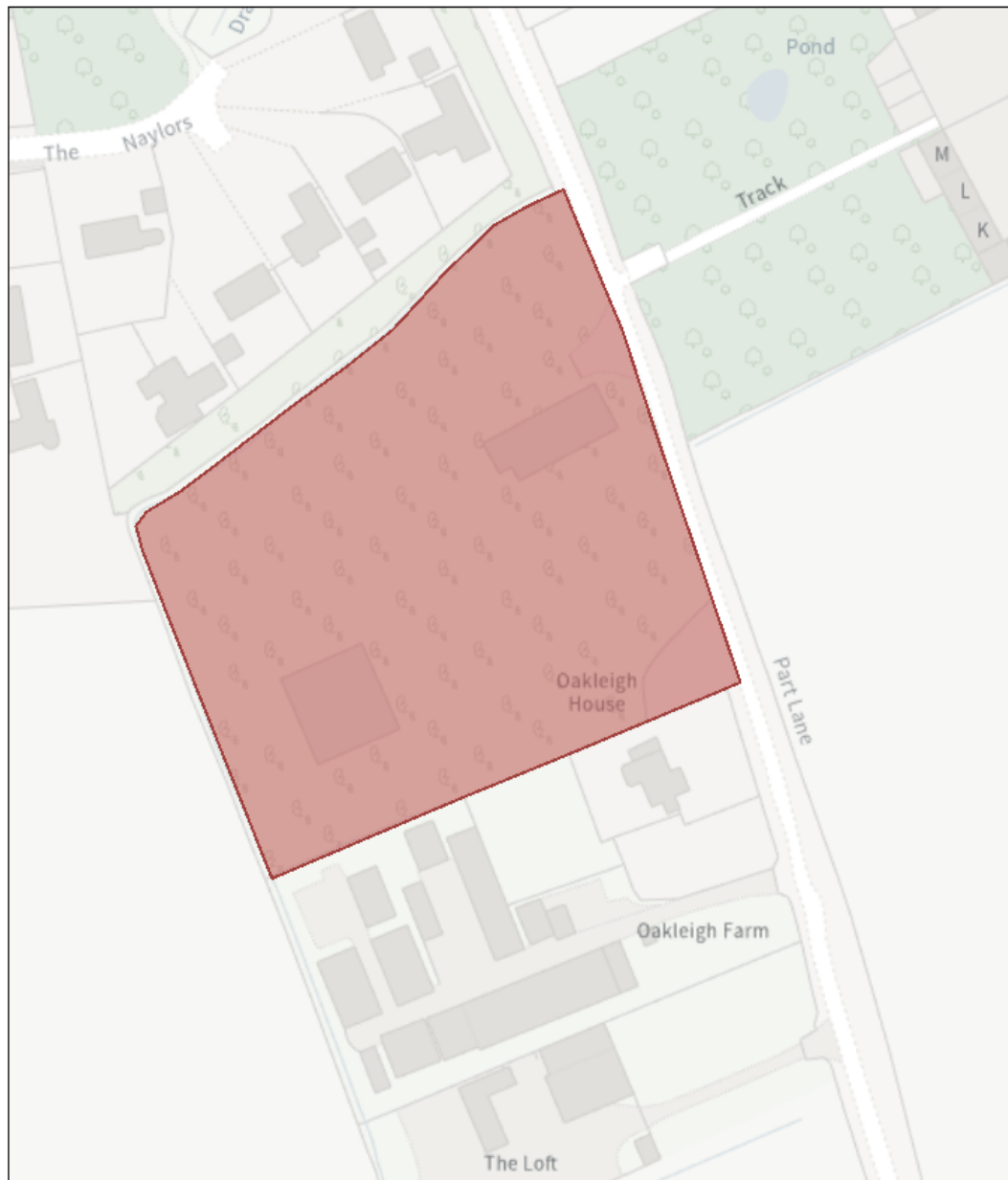
Proposal: Application for a certificate of lawfulness for the proposed erection of boundary treatment.

SECOND SCHEDULE

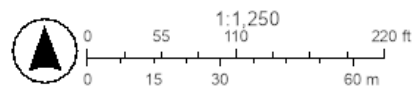
Address: Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

PLAN

Robin Lodge Nursery, Part Lane, Swallowfield, RG7 1TB



15/04/2025, 10:59:57



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:



Date: 15/04/25