

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250017

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 January 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 not 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. It appears to the Council that the outbuilding has not been substantially complete and in situ for more than four years. The Council thus would have been in a position to take enforcement action on the date of the application and the development thus would not have been lawful.
2. It appears to the Council that the outbuilding as built would not comply with point E.1 (e) (ii) of The Town and Country Planning (General Permitted Development) (England) Order 2015. Subsequently, the works cannot be considered as Permitted Development and planning permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (Location Plan), (Site/Block Plan), (Lawful Development Supporting Information), (Supporting Information: Drawings), received by the local planning authority on 07/01/2025 & 10/01/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for erection of an outbuilding to rear.

SECOND SCHEDULE

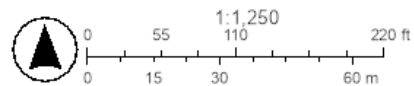
Address: 10 Arborfield Road, Shinfield, Wokingham, RG2 9DY

PLAN

10 Arborfield Road, Shinfield, RG2 9DY



07/03/2025, 15:24:29



Wokingham Internal
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Recommendation agreed:

Date: 07/03/25