



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Alder King Planning
Consultants

Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

NOTIFICATION OF REFUSAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 251231
Applicant Name: British Garden Centres South Ltd
Site Address: Winnersh Garden Centre, 656 Reading Road,
Winnersh, Wokingham, Berkshire
Proposal: Application for a certificate of existing lawful
development for additional hardstanding to the east of
the main car park.
Date of Decision: 12 September 2025

Wokingham Borough Council hereby certifies that on 9 June 2025 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would not have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is not considered to have been demonstrated that the operational development shown in its approximate location and outlined in red on the attached plan has occurred more than four years ago and prior to 25th April 2020.

Informatives

1. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

2. This decision is issued in respect of the following documents:

- Plan titled: 'Site Plan' A-PL-201- Rev PO1
- Plan titled: 'Location Plan' A-PL-200 Rev P-01
- Invoices dated 8th April 2020, 3rd March 2020, 31st March 2020, 26th October 2020, 31st October 2020, 12th November 2020 (2 no. invoices), 17th November 2020, 18th November 2020, 23rd November 2020 and 30th November 2020.

FIRST SCHEDULE

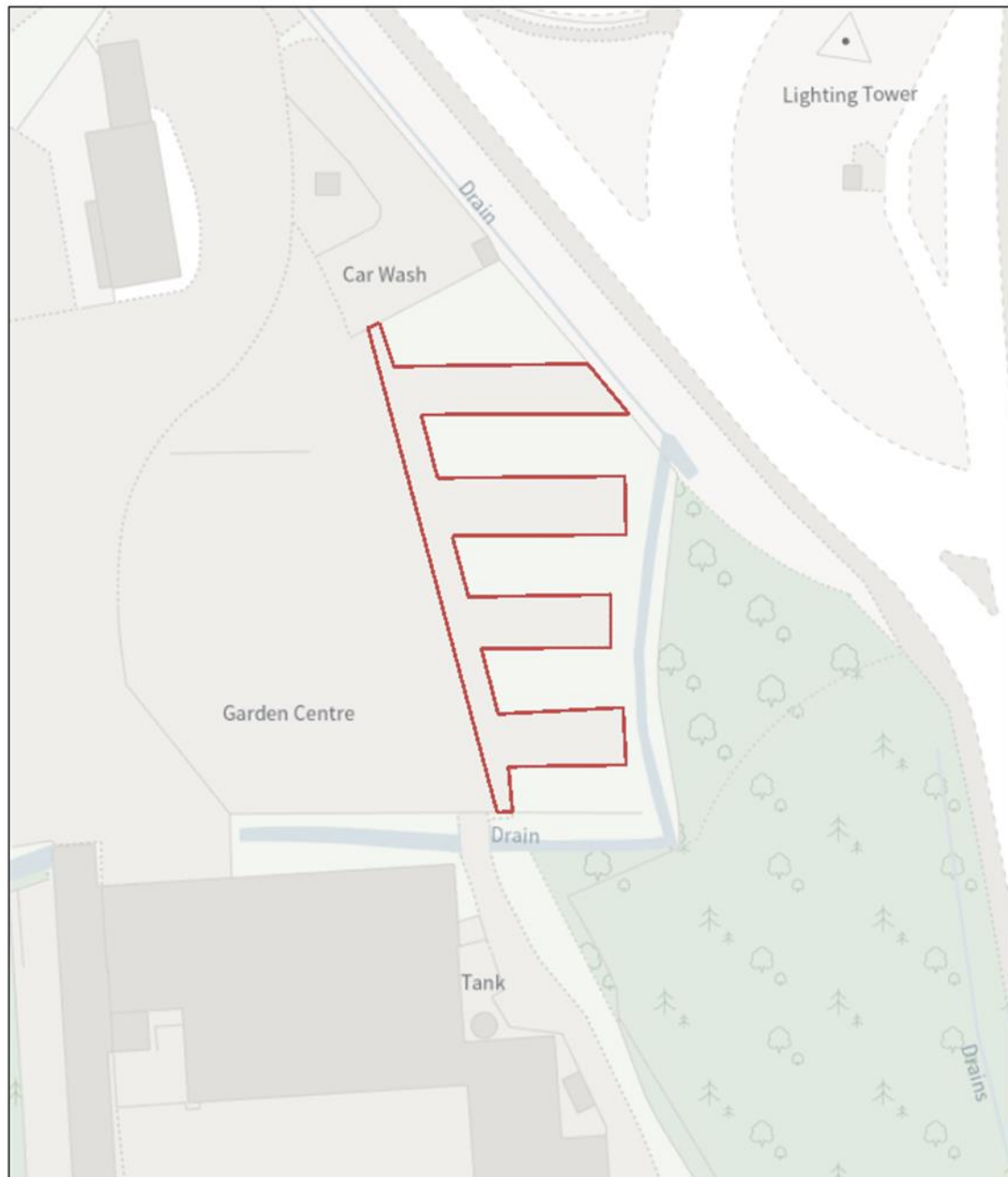
Proposal: Application for a certificate of existing lawful development for additional hardstanding to the east of the main car park.

SECOND SCHEDULE

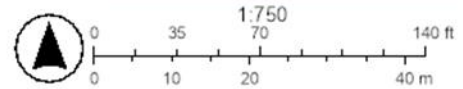
Address: Winnersh Garden Centre, 656 Reading Road, Winnersh, Wokingham, Berkshire

PLAN

Winnersh Garden Centre



12/09/2025, 15:39:17



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Signed



Justin Turvey
Head of Development Management - Place & Growth
Date: 12 September 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.