

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251993

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 August 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. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that Building B ('the Barn') has been in situ for more than four years.
2. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the land edged in red; buildings (A, B & C) and associated hardstanding have been used as a vehicle servicing business with ancillary vehicle storage and office space for a consecutive period of ten years.

Informative

1. This Certificate relates to the use of the site as a vehicle servicing business with ancillary storage and office space only and does not relate to a mixed use.

FIRST SCHEDULE

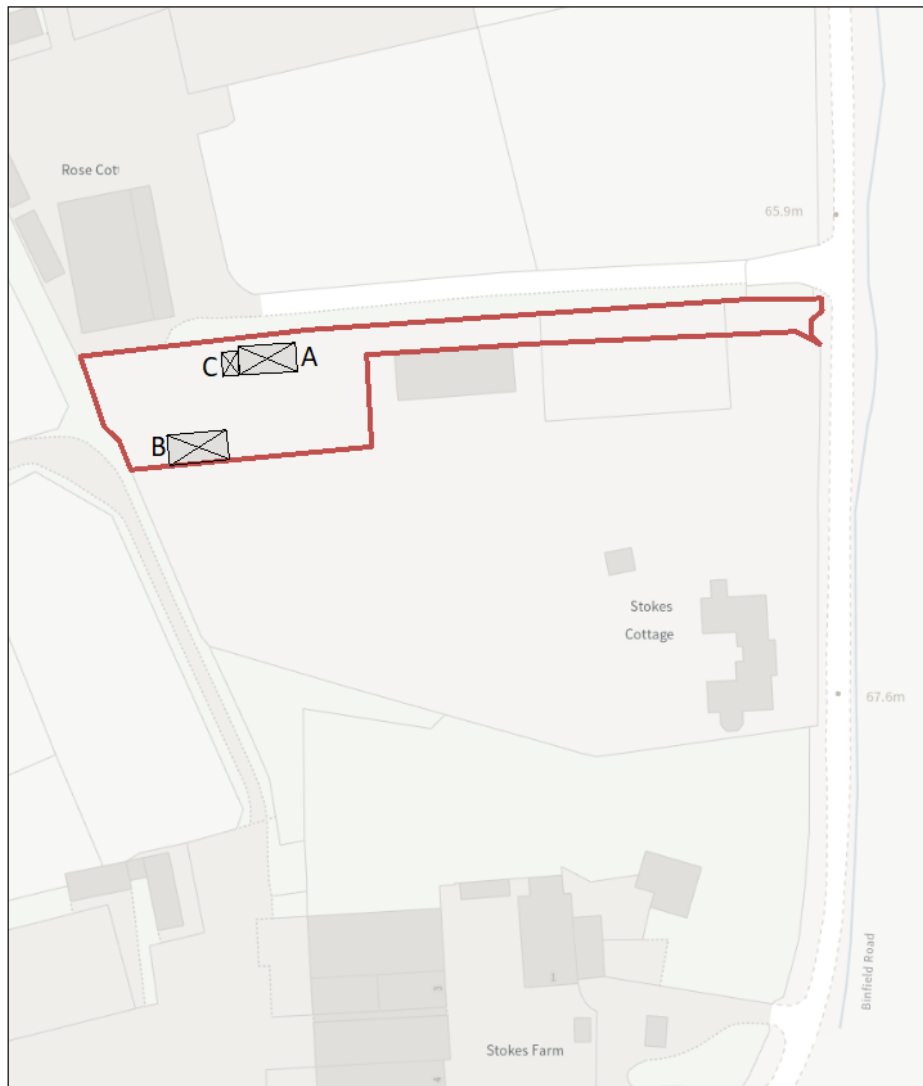
Proposal: Application for a certificate of existing lawful development for the erection of Building B ('the Barn') and the use of the land; buildings (A, B & C) and hardstanding as a vehicle servicing business with ancillary vehicles storage and office space.

SECOND SCHEDULE

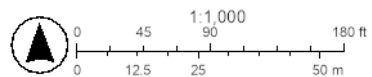
Address: Stokes Cottage, Binfield Road, Binfield, Wokingham, RG40 5PR

PLAN

251993 - Stokes Cottage, Binfield Road, Wokingham, RG40 5PR



21/10/2025, 19:21:13



Wokingham Internal
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Recommendation agreed: *JMM*

Date: 30 January 2026