

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 253036

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 December 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 the land outlined in red on the submitted Location Plan has been used continuously as residential garden associated with Suncot, School Road, for a period of at least ten years.

FIRST SCHEDULE

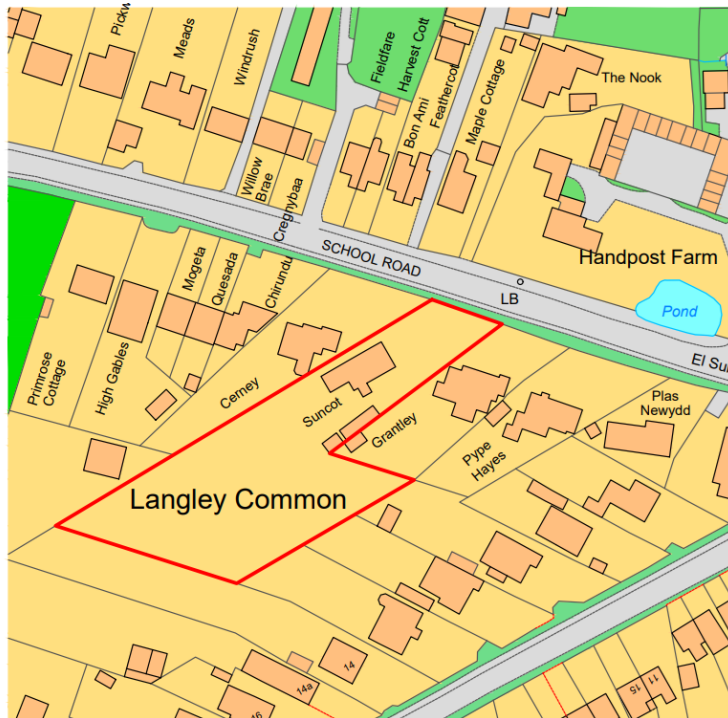
Proposal: Application for a certificate of existing lawful development for use of land as residential garden.

SECOND SCHEDULE

Address: Suncot, School Road, Barkham, Wokingham, RG41 4TR

PLAN

Site Location Plan



Scale - 1:1250

Recommendation agreed:

JMM

Date: