

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252490

Draft Recommendation: Wokingham Borough Council hereby certify that on 17 October 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 siting of a mobile home / garden lodge within the residential curtilage of the host dwelling does not amount to operational development and the use is considered to be incidental to the enjoyment of the main residential use on the site.

Informatives

1. This decision is in respect of the documents titled/numbered (Planning Statement), (STHW-BC-099A) & (STHW-BC-098), received by the Local Planning Authority on 14/10/2025 & 17/10/2025.

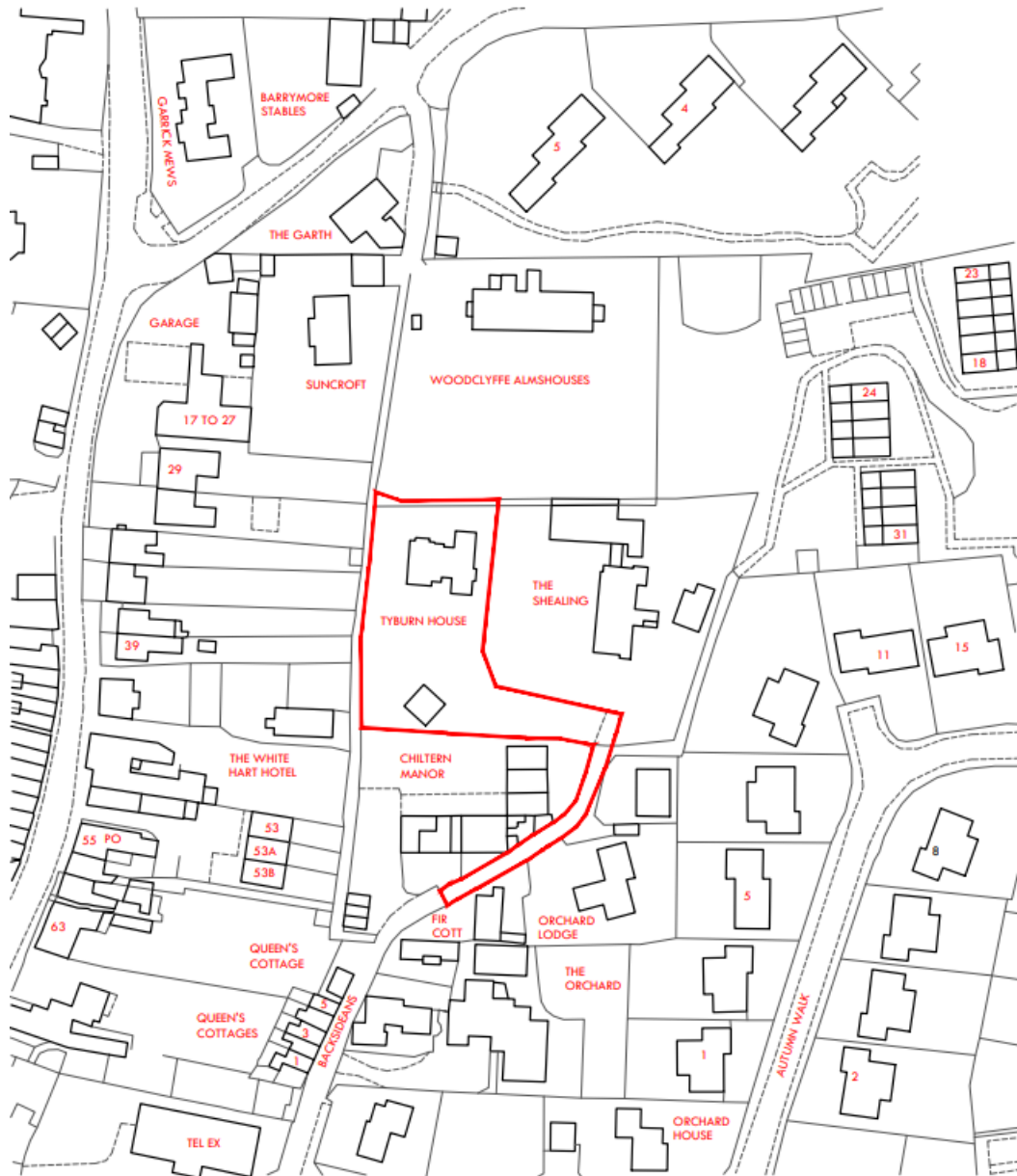
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed siting of a mobile home/garden lodge for incidental use to the main dwelling.

SECOND SCHEDULE

Address: Tyburn House, Backsideans, Wargrave, Wokingham, RG10 8JP

PLAN



Scale - 1:1250

Recommendation agreed:

Date: 28/11/25