

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251886

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 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. The proposed stationing of a mobile home ancillary to the main residential use of the dwelling does not amount to operational development and the use is considered to be incidental to the enjoyment of the main residential dwelling on the site.

Informatives

1. This certificate is issued in respect of the submitted application plans, drawings and information labelled A01, A02, A03, A04 and 'Siting of a mobile home - Planning Statement (NAPC, July 2025) received by the local planning authority on 05/08/2025.

If the mobile home is not used in association with the dwelling, as described in the supporting statement, and the functional link is severed, then it would not benefit from the LDC.

FIRST SCHEDULE

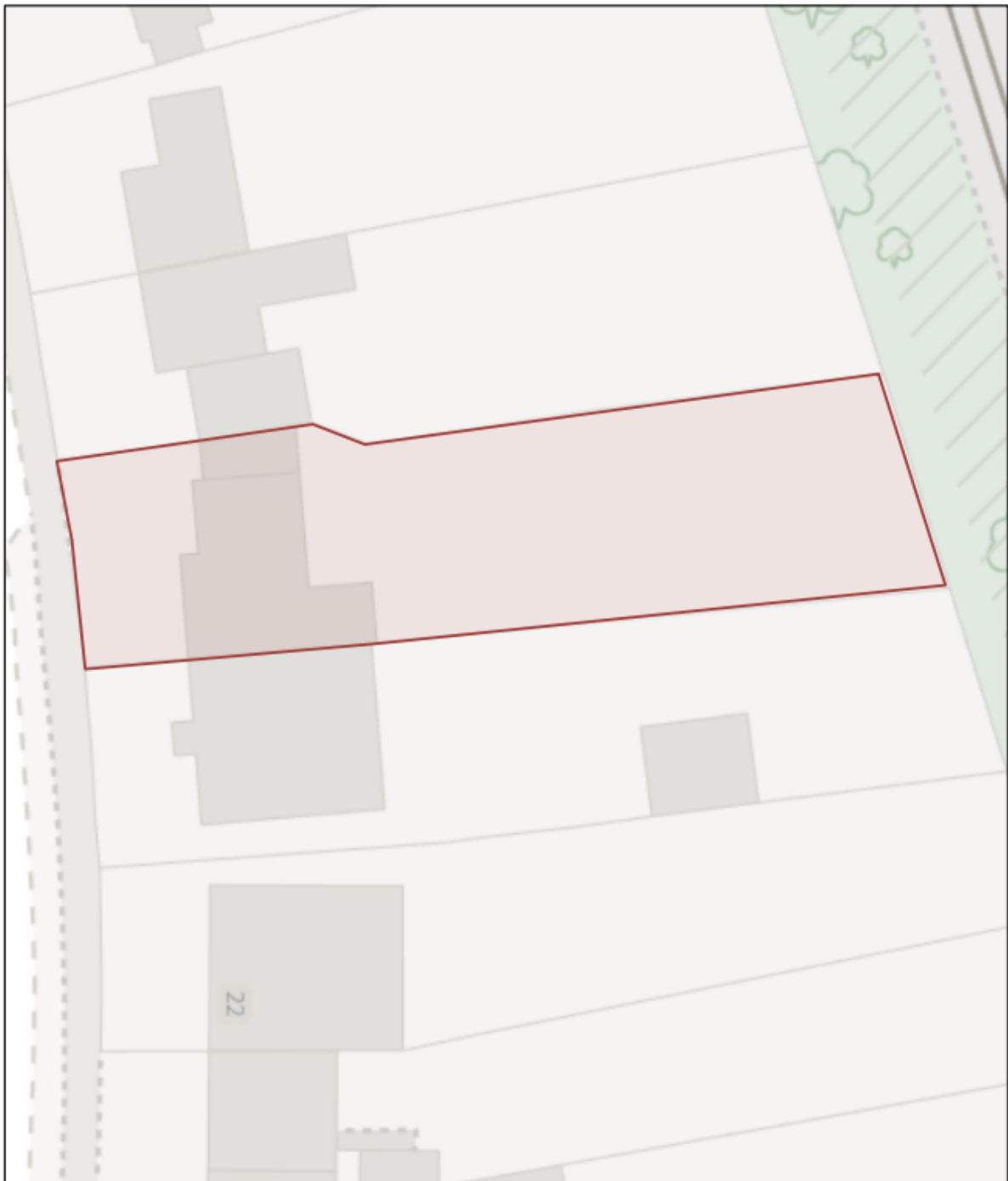
Proposal: Application for a certificate of lawfulness for the proposed use of the land to site a mobile home for ancillary use to the main dwellinghouse.

SECOND SCHEDULE

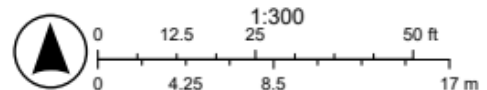
Address: 18 Tangley Drive, Wokingham, RG41 2NY

PLAN

251886 18 Tangley Drive



26/09/2025, 16:44:53



Recommendation agreed:

Date: 29.9.25