

EXISTING LAWFUL CERTIFICATE

DRAFT DECISION NOTICE



Application Number: 242825

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 November 2024 (being the date of application for this certificate), and subject to any conditions or informatives below, the operations 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), 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 considered to have been demonstrated that planning permission 190900 for the proposed change of use of land from nil use to D2 for proposed Suitable Alternative Greenspace (SANG) with associated landscaping [to be read in conjunction with applications 190914 and 191068] has been lawfully implemented within three years as per Condition 1, through the commencement of work by virtue of the construction of a section of footpath at Land to the South of St Anne's Manor, Wokingham, RG40 1ST and the certificate of existing lawful development is approved.

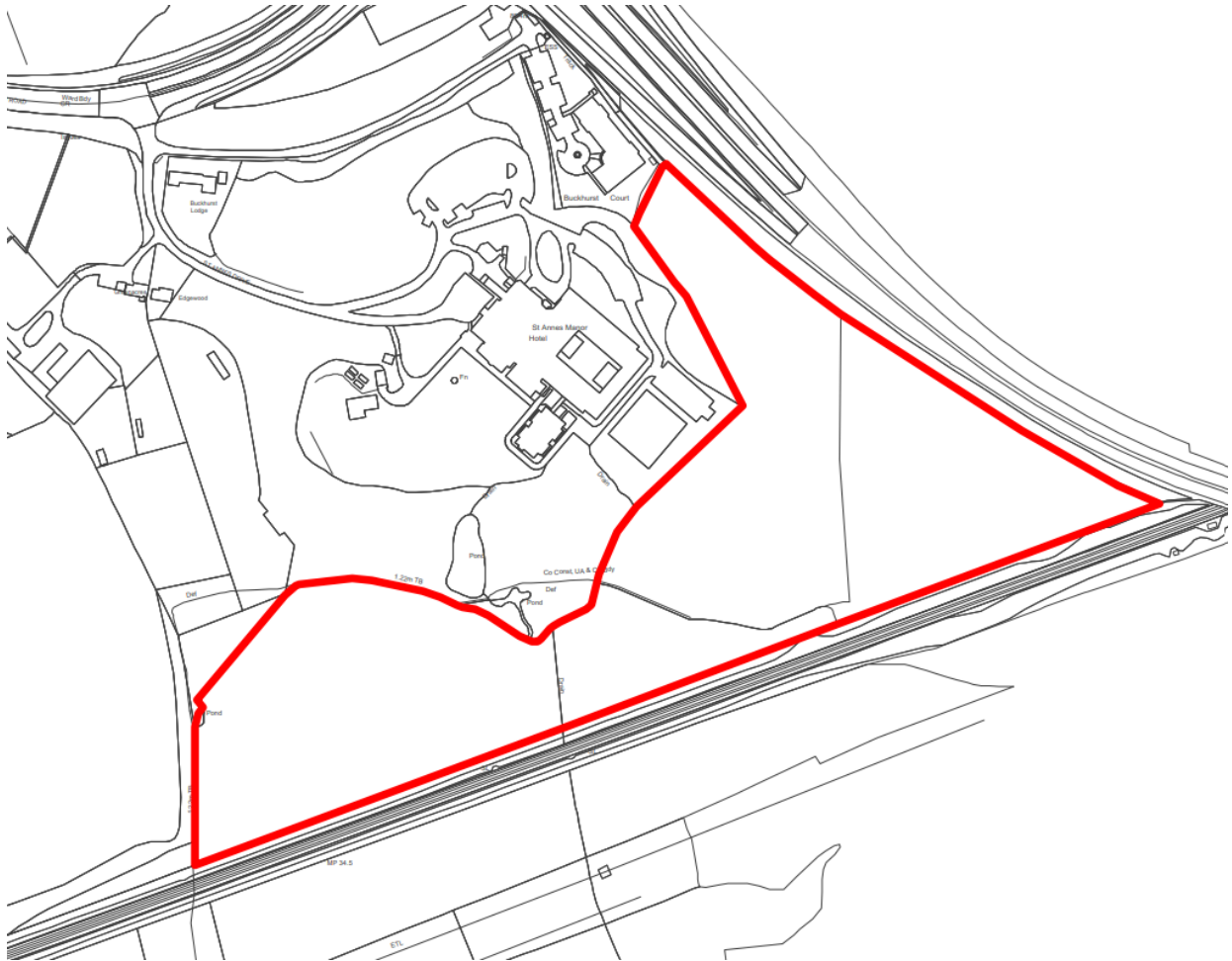
FIRST SCHEDULE

Proposal: Certificate of existing lawful development for confirmation that planning permission 190900 for the proposed change of use of land from nil use to D2 for proposed Suitable Alternative Greenspace (SANG) with associated landscaping [to be read in conjunction with applications 190914 and 191068] has been lawfully implemented within three years as per Condition 1, through the commencement of work by virtue of the construction of a section of footpath.

SECOND SCHEDULE

Address: Land to the South of St Anne's Manor, Wokingham, RG40 1ST

PLAN



Recommendation agreed: *Connor Corrigan*

Date: 24 January 2025