

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251674

Draft Recommendation: Wokingham Borough Council hereby certify that on 17 July 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 erection of a detached outbuilding constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class E) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered 25 HFNH EX01, 25 HFNH PE01, 25 HFNH SL01 and 25 HFNH SP02 A.
2. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a detached outbuilding.

SECOND SCHEDULE

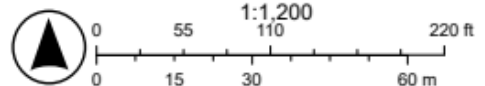
Address: Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ

PLAN

251674 Holme Farm, Aston Lane



05/09/2025, 15:03:05



Recommendation agreed:

Date: 10.9.25