

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251139

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 May 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 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 the stationing of a caravan for permanent residential use has been occurring within the application site (edged in red on the plan below) for a period in excess of 10 years.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the stationing of a caravan for permanent residential use.

SECOND SCHEDULE

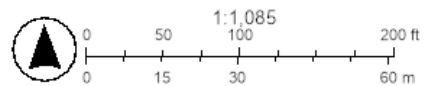
Address: Pine Copse, Nine Mile Ride, Wokingham, RG40 3NQ

PLAN

Pine Copse, Nine Mile Ride, RG40 3NQ



18/06/2025, 08:00:15



Recommendation agreed:

Date: 19.6.25