



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192**

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

Mr Neil Davis
Davis Planning Ltd
19 Woodlands Avenue
Wokingham
RG41 3HL

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 251221
Applicant Name: Mr Paul Stelling
Site Address: Land To Rear Of 302 And 304 London Road
Wokingham RG40 1RD
Proposal: Application for a certificate of existing lawful
development for a car repair business within the
workshop and adjoining yard area.
Date of Decision: 6 March 2026

Wokingham Borough Council hereby certifies that on 27 May 2025 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 191 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 the use of the workshop building (in the approximate location shaded in blue on the attached plan) and part of the adjoining yard area (outlined in red on the attached plan) for a vehicle repair business has been occurring for a consecutive period of over ten years.

Informatives

1. This certificate/decision relates to the use of the land, outlined in red on the attached plan, for a vehicle repair business only and does not relate to the use of any other part of the wider site. The red line has been reduced to reflect the area the Council is satisfied has become lawful through the passage of time.

The remaining yard area as shown on the submitted Location Plan has not been included within the red line as it has not been demonstrated on the balance of probability that it has been used continuously for a vehicle repairs business for over ten years. It appears that this part of the application site has been used for a mix of activities, including parking, car sales and residential use, which have interrupted the continuity of the use applied for. Therefore, the use of this area cannot be considered lawful.

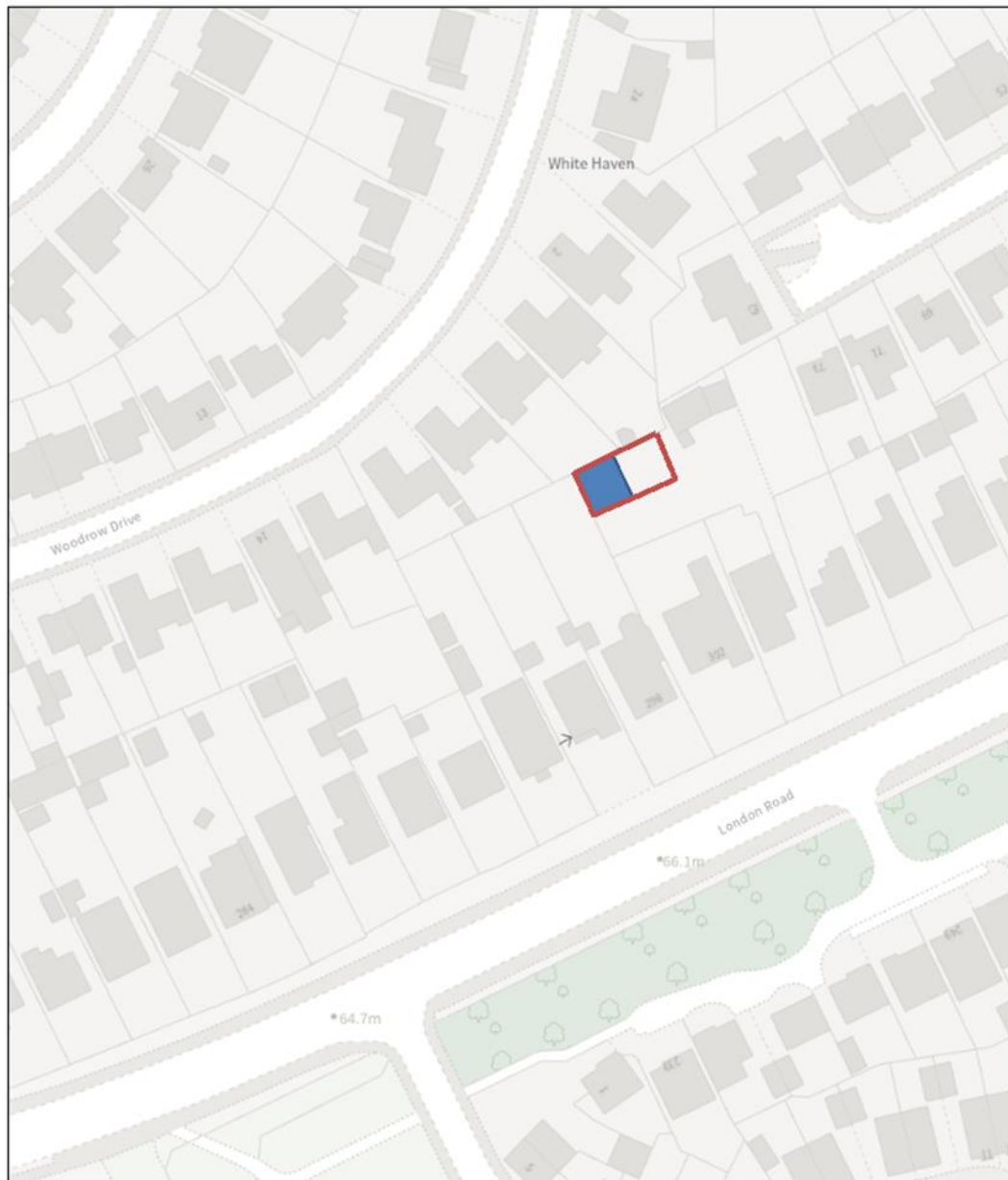
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for a car repair business within the workshop and adjoining yard area.

SECOND SCHEDULE

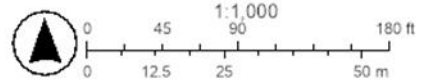
Address: Land To Rear Of 302 And 304 London Road Wokingham RG40 1RD

PLAN



04/03/2026, 17:14:37

 District



Wokingham Internal
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Signed



Justin Turvey

Head of Development Management - Place & Growth
Date: 6 March 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.