

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252599

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 November 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 use of a room in the existing dwellinghouse for both residential and beauty treatments is not a material change of use requiring planning permission due to the intensity of the use. Accordingly, the development would not require planning permission and is lawful under Section 55(1) of the Town and Country Planning Act 1990. It should be noted that any intensification of the use as described in this submission could be considered a material change of use and that this decision is based on the circumstances described.

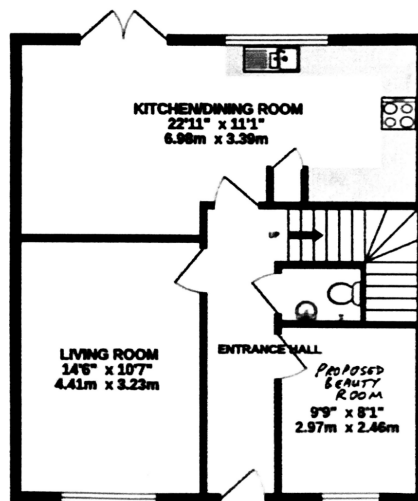
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed use of a room for residential purposes including beauty treatments to external clients.

SECOND SCHEDULE

Address: 5 Bowyer Way, Winnersh, Wokingham, RG41 5RX

PLAN



Recommendation agreed: *MC*

Date: 06.01.2026