

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 241969

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 August 2024 (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. 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 land and buildings, as shown in the submitted details, has been for storage, storage & workshop, and office purposes, and has been occurring for a consecutive period of over ten years.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of Buildings 1 & 2 as storage and workshop use; Building 3 as office use, and land as storage use.

SECOND SCHEDULE

Address: Land adjacent to Westwood Cottage, Sheerlands Road, Arborfield, Wokingham, RG40 4QX

PLAN



Scale - 1:500

BJC

Recommendation agreed:

Date: 14.02.25