

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252719

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 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 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 part of the building known as Barn Cottage, outlined in red on the attached plan, as a residential dwelling has been occurring for a consecutive period of four years.

FIRST SCHEDULE

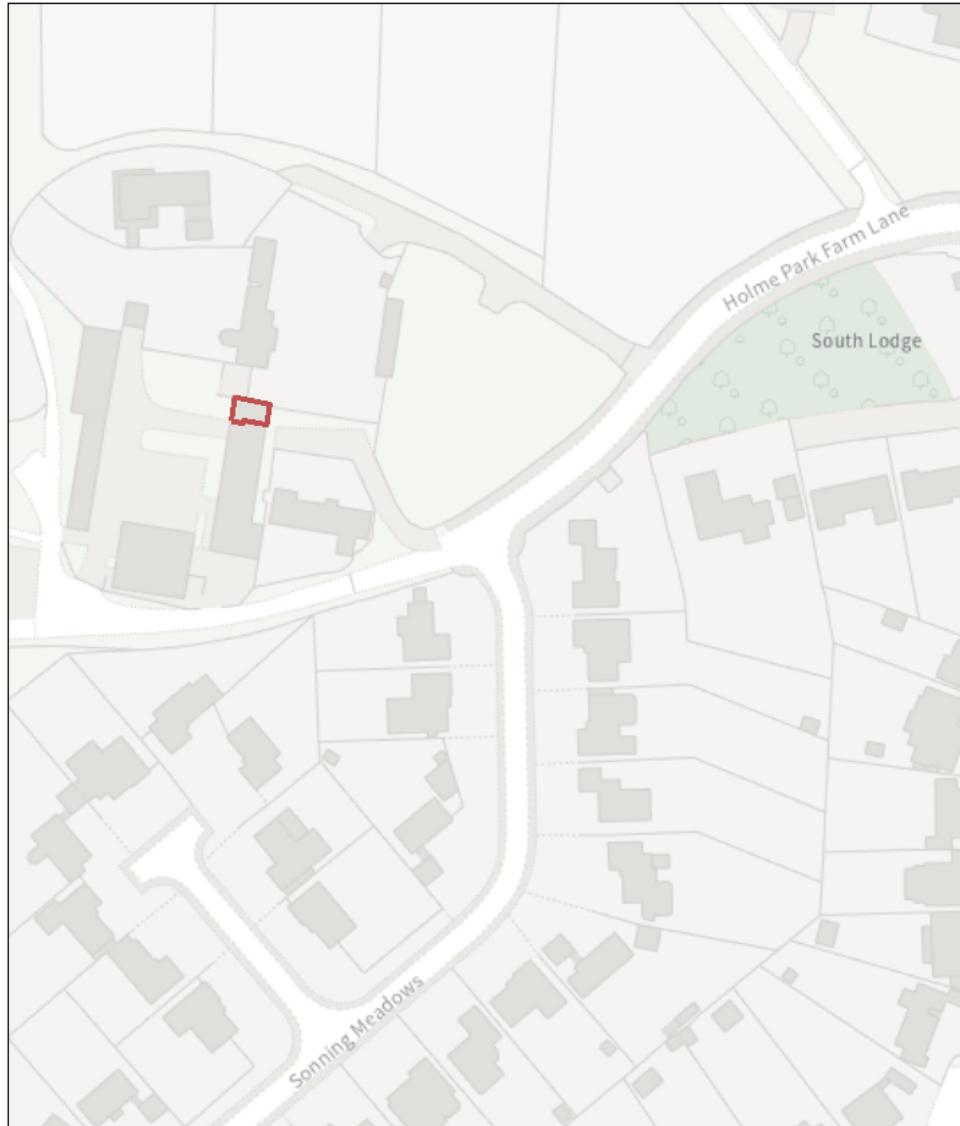
Proposal: Application for a certificate of existing lawful development for the use of part of the barn (known as Barn Cottage) as a dwelling.

SECOND SCHEDULE

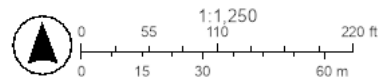
Address: Barn Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX

PLAN

252719 - Barn Cottage, Holme Park Farm Lane, Woodley, RG4 6SX



09/01/2026, 11:20:37



Wokingham Internal
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Recommendation agreed: *BJC*

Date: 22.07.26