

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260368

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 June 2026 (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 two caravans / mobile homes are situated within the curtilage of the principal dwellinghouse and are occupied on a basis that is incidental and ancillary to the enjoyment of that dwellinghouse. Furthermore, the evidence indicated that the caravans / mobile homes have been present on the site for a period in excess of 10 years prior to the submission of the application.

FIRST SCHEDULE

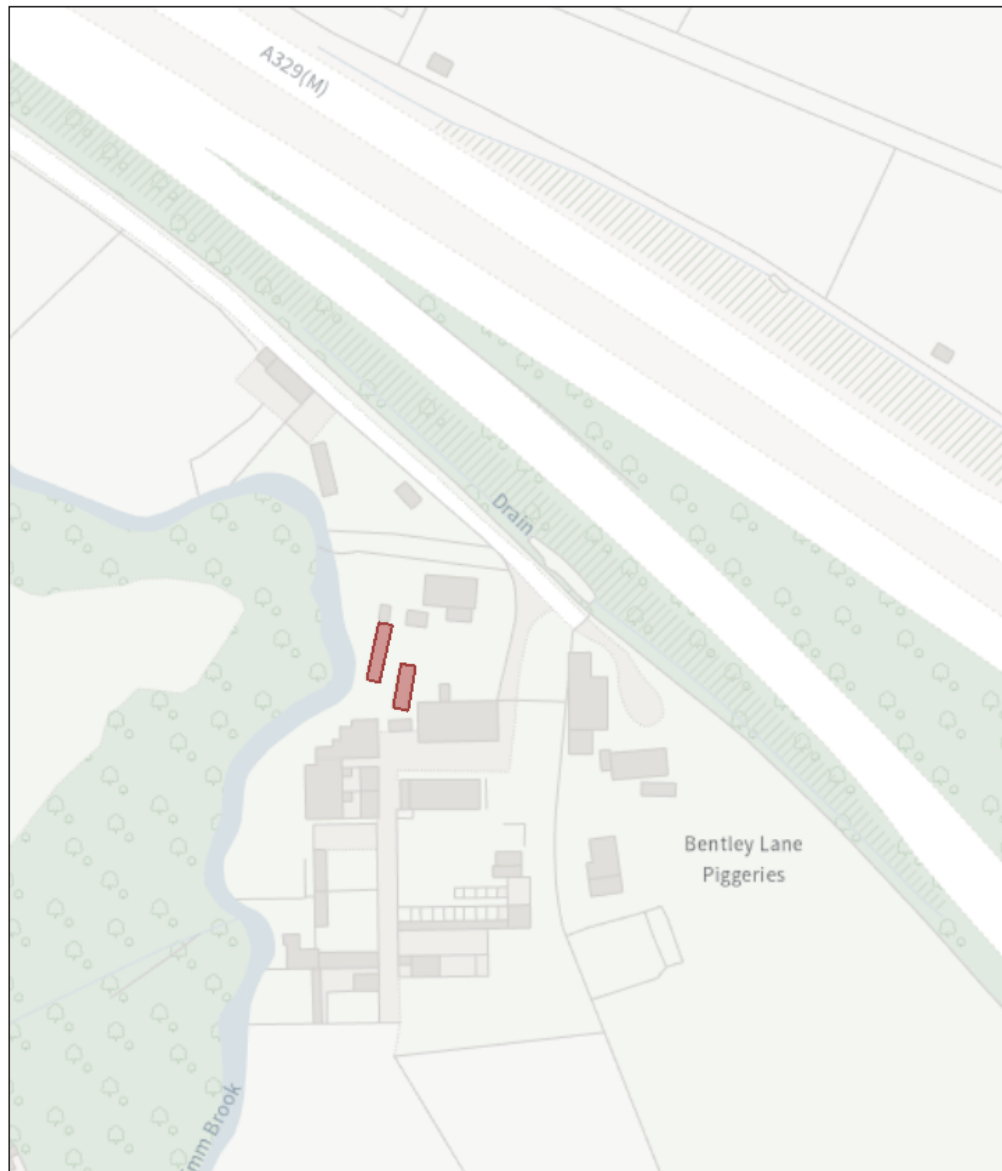
Proposal: Application for a certificate of existing lawful development for the proposed mobile homes within garden of the principal dwelling (Retrospective).

SECOND SCHEDULE

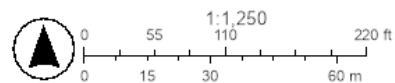
Address: Bentley Lane Piggeries, Poplar Lane, Winnersh, Wokingham, RG41 5JR

PLAN

Bentley Lane Piggeries, Poplar Lane, Winnersh, RG41 5JR



29/07/2026, 12:12:38



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'AJC'.

Date: 12/08/26