

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 243085

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 December 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 has been demonstrated on the balance of probability that the single storey front extension with canopy roof on the site known as '16 Welford Road' (edged in black on the attached plan) has been in situ for more than four years.

FIRST SCHEDULE

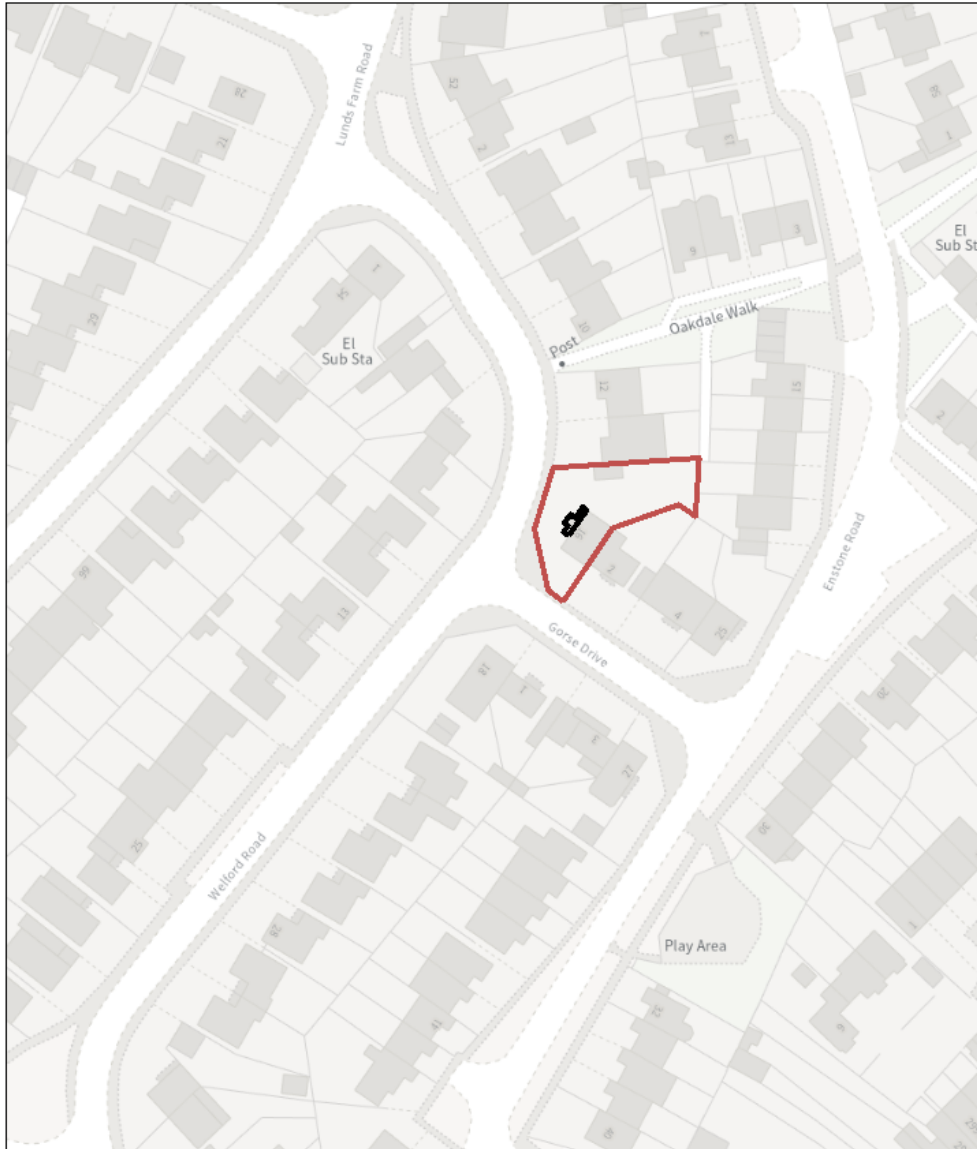
Proposal: Application for a certificate of existing lawful development for the erection of a single storey front extension with canopy roof.

SECOND SCHEDULE

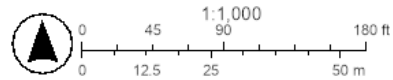
Address: 16 Welford Road, Woodley, Wokingham, RG5 4QS

PLAN

243085 - 16 Welford Road, Woodley, RG5 4QS



03/02/2025, 10:59:59



Wokingham internal
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Recommendation agreed:

HMM

Date: 3 February 2025