

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 253141

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 January 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. The proposed outbuildings x 2 constitute development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class E) of the Order.

Informatives

1. This Certificate is issued in respect of the submitted plans, drawings and information labelled 23027/PL/01A, 23027/PL/06, 23027/PL/22c, 23027/PL/26A and 25022/PL/02B, received by the local planning authority on 23/12/2025 and 07/01/2026.

FIRST SCHEDULE

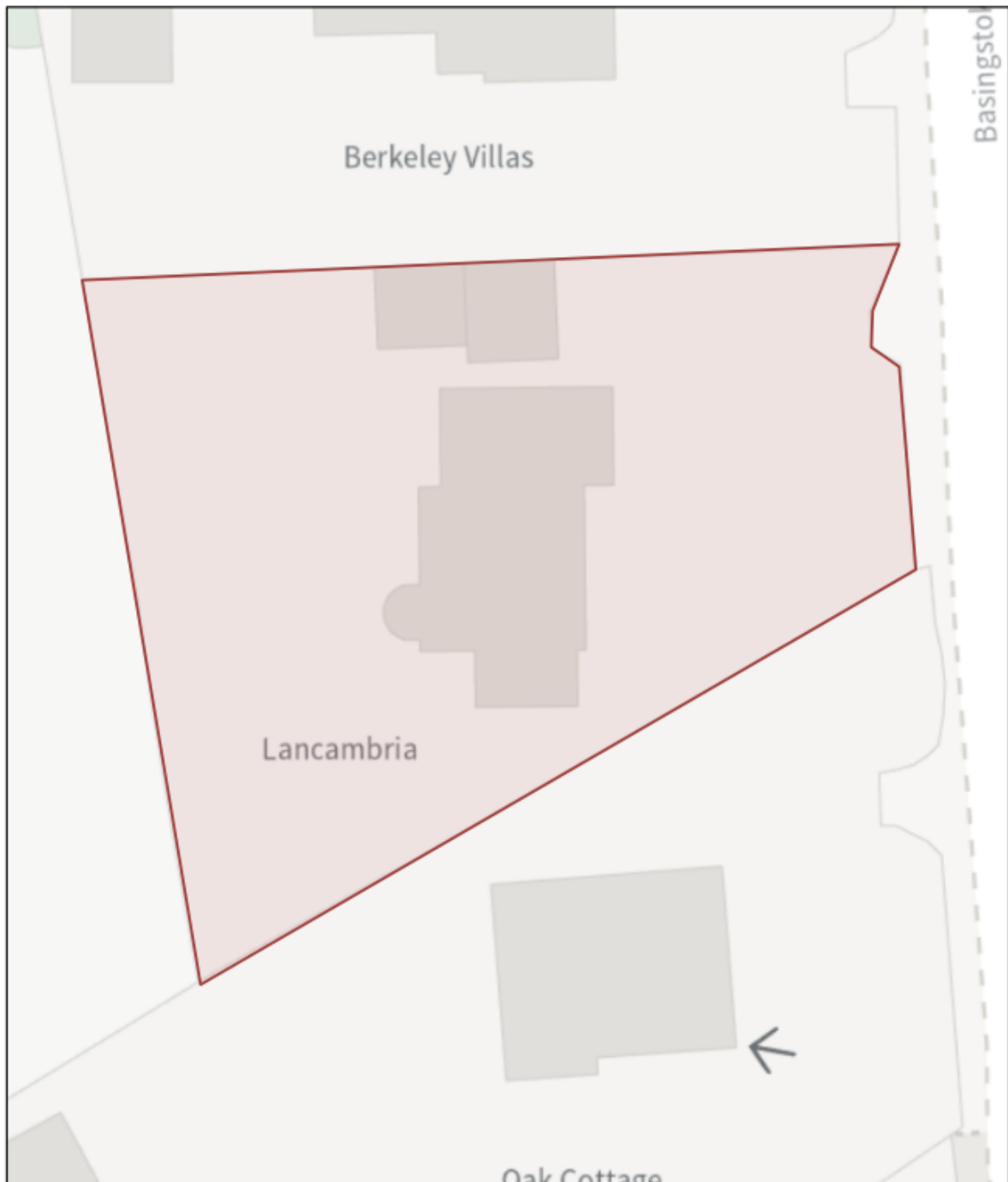
Proposal: Application for a certificate of lawfulness for the proposed erection of 2no. detached outbuildings following demolition of existing outbuildings.

SECOND SCHEDULE

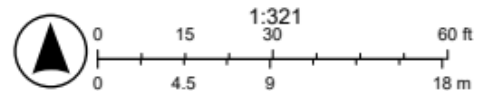
Address: Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY

PLAN

253141 Lancambria, Basingstoke Road



05/02/2026, 15:03:04



Recommendation agreed:

Date: 5.2.26