

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 243034

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 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 is considered to have been demonstrated that the occupation of the land on the site known as 'The Cedar Bungalow' has been occurring for a consecutive period of ten years.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the occupation of the dwelling without compliance with condition 1 of 98/68189/V (6th October 1998).

SECOND SCHEDULE

Address: The Cedar Bungalow, Crazies Hill, Wargrave, RG10 8LT

PLAN

The Cedar Bungalow



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', written over the text 'Recommendation agreed:'.

Date: 28/01/25