



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Mr James McConnell
McConnell Planning
20 Niagara Avenue
Ealing
London
W5 4UD

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 251142
Applicant Name: Mr & Mrs Russell Pike
Site Address: Highland House, Highlands Avenue, Barkham,
Wokingham, RG41 4SP
Proposal: Application for a certificate of existing lawful
development for the use of
the land shaded in green as residential garden and
the use of Building A as a
Gym/Swimming Pool; Building B as a Garage and
Building C as ancillary living accommodation
associated with Highland House.
Date of Decision: 14 July 2025

Wokingham Borough Council hereby certifies that on 13 May 2025 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 191 of the Town and Country Planning 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 Buildings A, B & C, as shown in the submitted details, have been in situ for more than four years and consecutively used for purposes incidental (A & B) or ancillary (C) to the enjoyment of the main dwellinghouse. It is also considered to have been demonstrated that the use of the land identified in GREEN on the site known as 'Highland House', as shown in the

submitted details, has been in use as residential garden for a consecutive period of more than ten years.

2. The Certificate relates to the use, footprint and location of these buildings only as no elevational drawings or floorplans have been submitted as evidence.

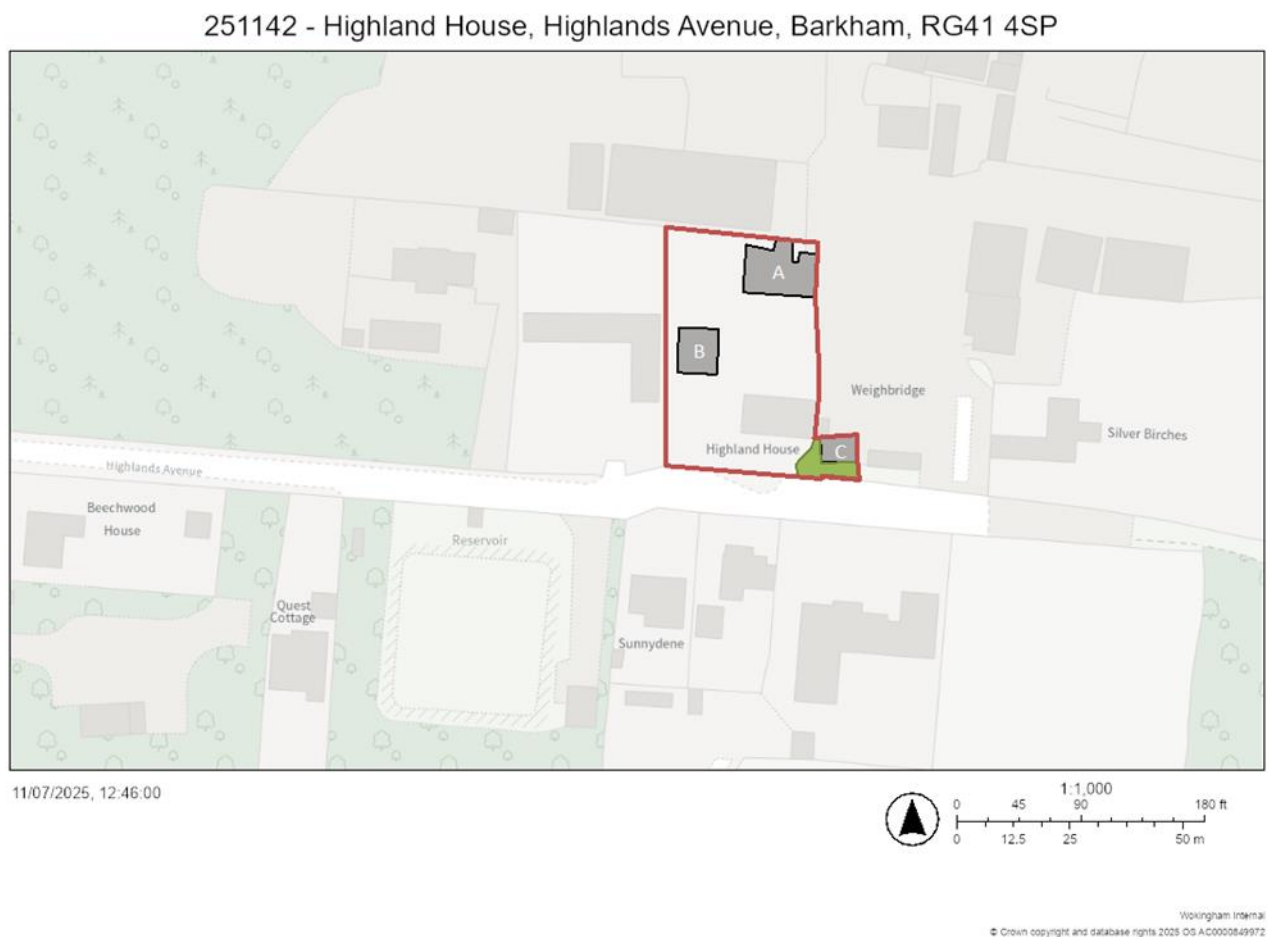
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of the land shaded in green as residential garden and the use of Building A as a Gym/Swimming Pool; Building B as a Garage and Building C as ancillary living accommodation associated with Highland House.

SECOND SCHEDULE

Address: Highland House, Highlands Avenue, Barkham, Wokingham, RG41 4SP

PLAN



Signed

Brian Conlon

Head of Development Management - Place & Growth
Date: 14 July 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.