

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251905

Draft Recommendation: Wokingham Borough Council hereby certify that on 8 August 2025 (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 installation of a tennis court and enclosure constitutes 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 application plans, drawings and information labelled 25 HFNH EX01, 25 HFNH SL01, 25 HFNH SP01A and 25 HFNH TC01 received by the local planning authority on 07/08/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a tennis court with enclosure following demolition of existing tennis court.

SECOND SCHEDULE

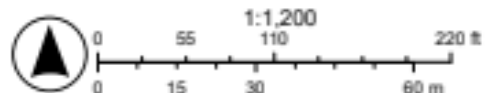
Address: Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ

PLAN

251905, Holme Farm, Aston Lane



30/09/2025, 10:39:29



Recommendation agreed:

Date: 1.10.25