

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260912

Draft Recommendation: Wokingham Borough Council hereby certify that on 16 April 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. Based on the evidence provided, and the Local Planning Authority's own records, it is considered, on the balance of probability, that the land at 10 Shepherds Avenue, as shown in the submitted details, has been used as amenity land for a residential garden for a continuous period of more than 10 years and is therefore immune from enforcement action.

Informatives

1. This certificate is issued in respect of plans numbered (05 Location and Block Plan)

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for use of amenity land as residential garden.

SECOND SCHEDULE

Address: 10 Shepherds Avenue, Earley, Wokingham, RG6 1AY

PLAN



Recommendation agreed: *MC*

Date: 17.06.2026