PROPOSED LAWFUL CERTIFICATE
DRAFT DECISION NOTICE

Application Number: 262668

Draft Recommendation: Wokingham Borough Council hereby certify that on 16 November 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. On the balance of probability, the proposed increase from two to three care workers present at any one time, together with associated family visits and therapy sessions, would not materially alter the character of the established residential care operation. The maximum number of children residing at the premises would remain unchanged at three and the fundamental nature and purpose of the use would remain residential care.

The proposed changes are therefore considered to amount to an increase in the degree or intensity of the lawful operation, rather than a material change in the character of the use.

FIRST SCHEDULE
Proposal: Application for a certificate of lawfulness for the proposed continued use of the premises as a residential care home for no more than three children, cared for by no more than three care workers present at any one time working in shifts, including associated family visits and therapy sessions at the premises, with no material alterations to the property.

SECOND SCHEDULE
Address: Pond View, Wokingham Road, Hurst, Wokingham, RG10 0SB

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

PLAN



Recommendation agreed:

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Date: 20/11/26

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.