

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251722

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 July 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 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, planning permission 212717 for the redevelopment of the site to provide a new garden centre retail development has been lawfully implemented by way of a material operation (demolition) commencing prior to the expiry of the planning consent.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development to provide confirmation that the development approved under 212717 has been lawfully implemented prior to the expiry date of the planning permission and that construction can lawfully continue.

SECOND SCHEDULE

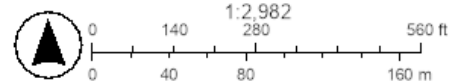
Address: Former Dobbies Garden Centre, 166 Hyde End Road, Shinfield, RG2 9ER

PLAN

ArcGIS Web Map



09/09/2025, 11:59:01



Wokingham Internal
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Recommendation agreed: Connor Corrigan
Date: 09/09/25