

## **EXISTING LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**Application Number:** 260689

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 1 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 not 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. It has not been demonstrated that the use of the land edged red as residential curtilage and residential 'garden' land associated with Brandywell has been occurring continuously for a period of ten years based on the evidence provided and the Local Authority's own information. As such, the development is unlawful.

### **FIRST SCHEDULE**

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

### **SECOND SCHEDULE**

**Address:** Brandywell, Spring Lane, Swallowfield, Wokingham, RG7 1SU

## PLAN



Recommendation agreed:

Date: 22.5.26