

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242262

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 September 2024 (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 information, it is considered to have been demonstrated that the outbuilding on the site has been in situ for more than four years prior to the change in legislation of s171B of the TCPA on 25/04/2024.

FIRST SCHEDULE

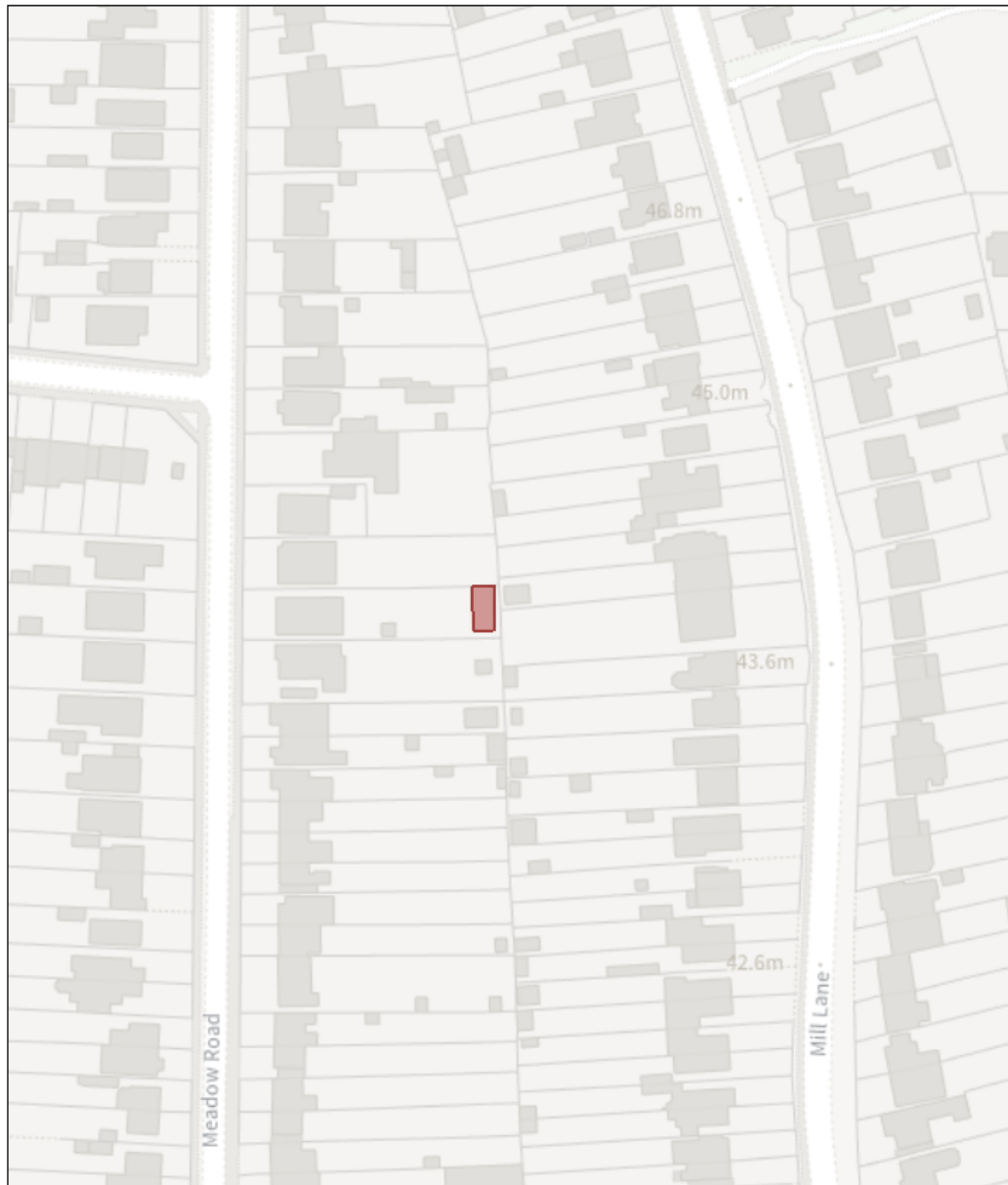
Proposal: Application for a certificate of existing lawful development for erection of an outbuilding to the rear.

SECOND SCHEDULE

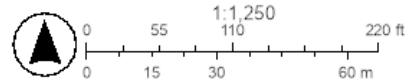
Address: 23 Meadow Road, Earley, Wokingham, RG6 7EX

PLAN

23 Meadow Road, Earley, Wokingham, RG6 7EX



29/10/2024, 15:04:35



Wokingham Internal
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Recommendation agreed:

Date: 29/10/24