

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260070

Draft Recommendation: Wokingham Borough Council hereby certify that on 14 January 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. The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the use of the land and buildings on the site known as 'Secundus', as shown in the submitted details, as a single residential dwellinghouse has been occurring for a consecutive period of over ten years.

Informatives

1. This Certificate/Decision relates to the use of the buildings and the site as a whole only.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of land and buildings as a single residential dwellinghouse (Use Class C3).

SECOND SCHEDULE

Address: Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD

PLAN

260070 - Secundus, Wargrave Road, Remenham, RG9 3JD



10/03/2026, 12:00:43

District



0 45 90 180 ft
0 12.5 25 50 m
1:1,000

Wokingham Internal
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Recommendation agreed:

Aje

Date: 10/03/26