

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251358

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 June 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 191/192 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 use of the converted garage into ancillary residential accommodation, as shown on the submitted details, has been occurring for a consecutive period of over ten years.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the conversion of garage into ancillary residential accommodation.

SECOND SCHEDULE

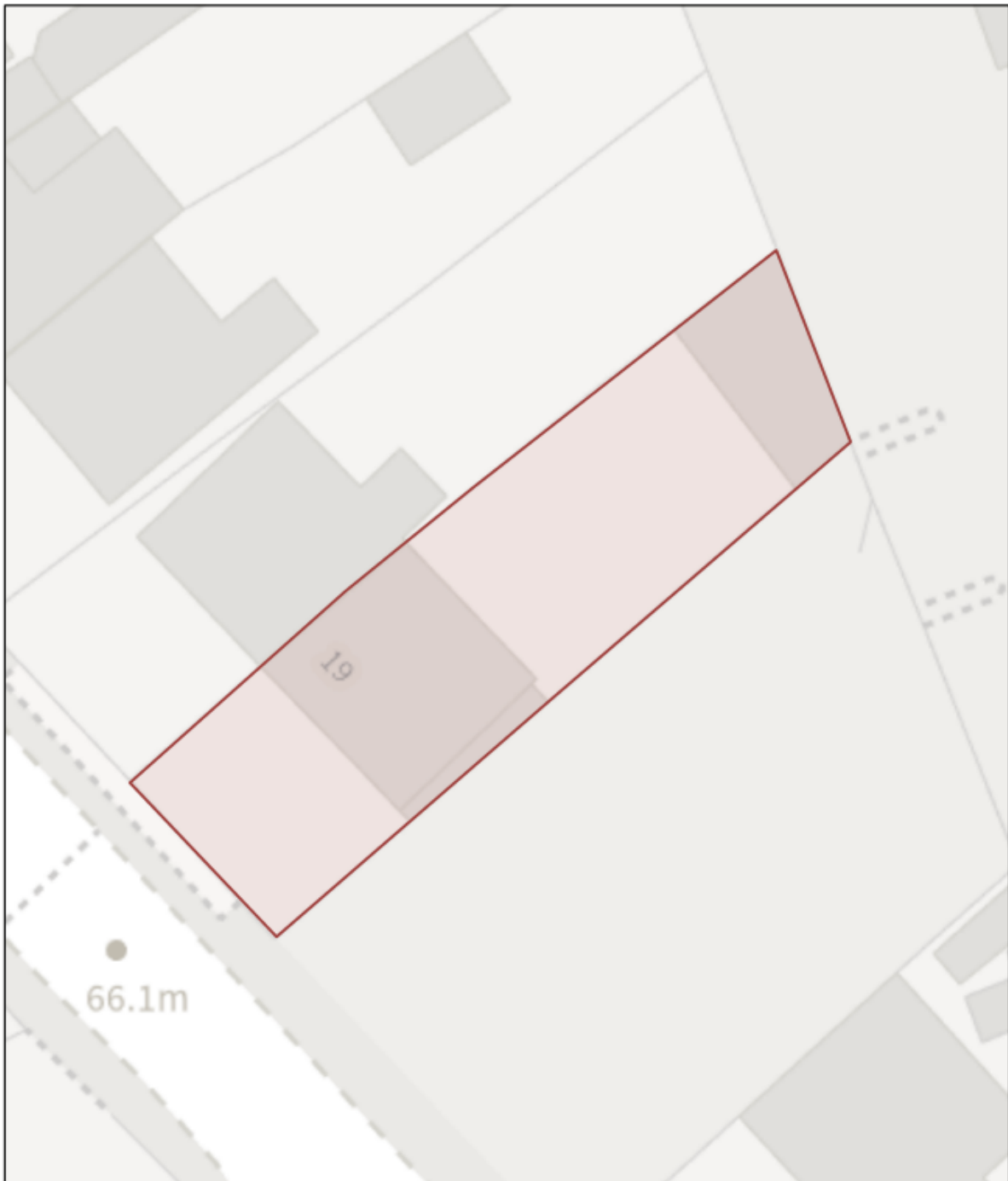
Address: 19 Beech Lane, Earley, Wokingham, RG6 5PT

Recommendation agreed:

Date: 29.7.25

PLAN

251358 19 Beech Lane, Earley



29/07/2025, 17:27:17

