

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252609

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 November 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 blue 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 has been demonstrated on the balance of probability that the use of the existing building and site as a fencing business more than ten years ago. As such the time for taking enforcement action under s171B of the Town and Country Planning Act 1990 (as amended) has expired. The use has been continuous and uninterrupted for the relevant 10-year period. It is therefore considered that the Certificate of Existing Lawful Use should be approved.

FIRST SCHEDULE

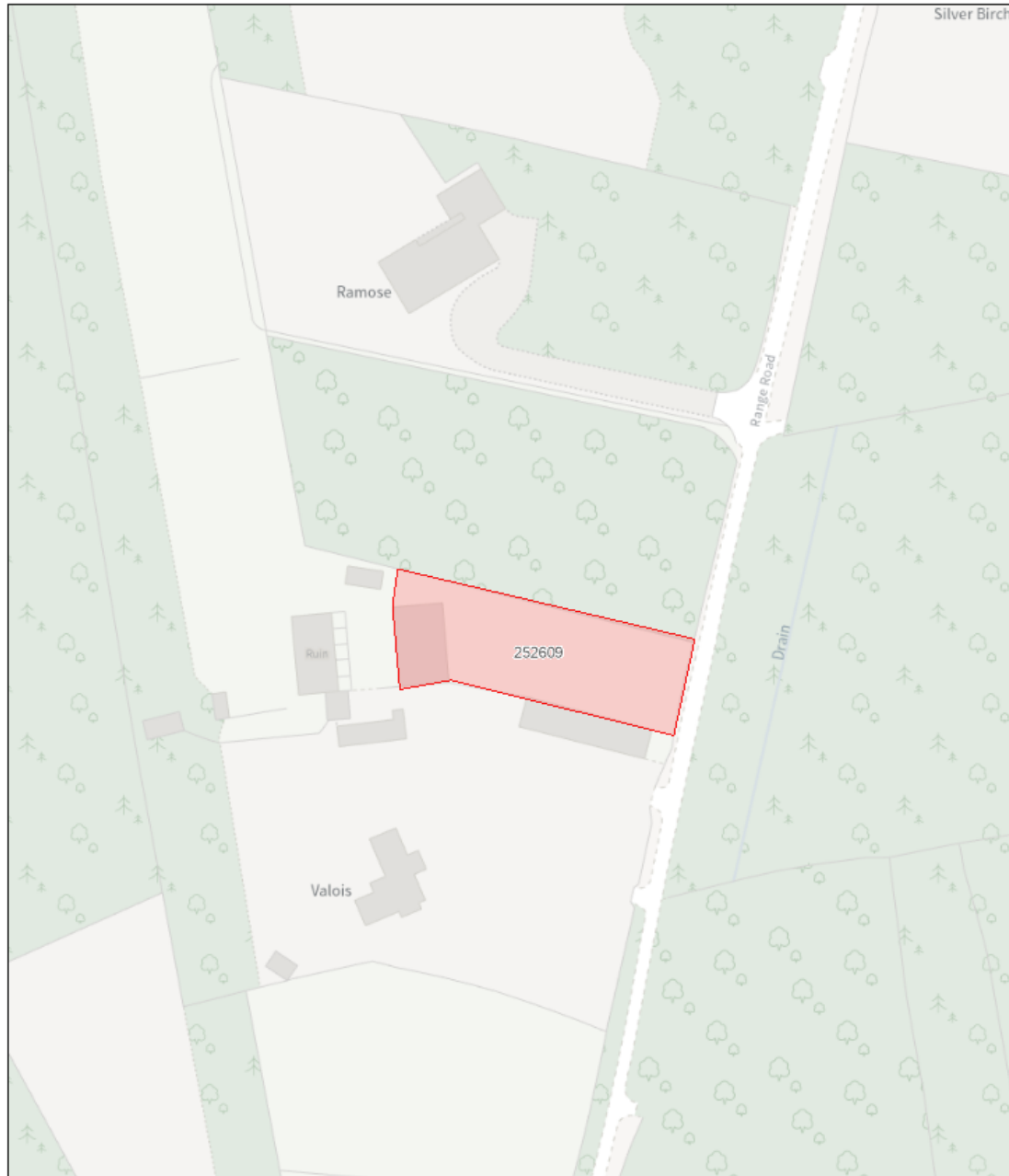
Proposal: Application for a certificate of existing lawful development for the use of the existing building and site as a fencing business.

SECOND SCHEDULE

Address: Land at Valois, Range Road, Finchampstead, Wokingham, RG40 3NR

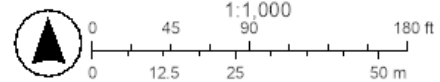
PLAN

252609 - Valois, Range Road, Finchampstead, Wokingham, RG40 3NR



04/03/2026, 14:50:38

- Planning Applications Live
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Wokingham Internal
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Recommendation agreed:

BJC

Date: 11.03.26