



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Mr Neil Davis
Davis Planning Ltd
19 Woodlands Avenue
Wokingham
RG41 3HL

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 251993
Applicant Name: Mr Simon Marsden
Site Address: Stokes Cottage, Binfield Road, Binfield, Wokingham,
RG40 5PR
Proposal: Application for a certificate of existing lawful
development for the erection of Building B ('the Barn')
and the use of the land; buildings (A, B & C) and
hardstanding as a vehicle servicing business with
ancillary vehicles storage and office space.
Date of Decision: 30 January 2026

Wokingham Borough Council hereby certifies that on 27 August 2025 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 191 of the Town and Country Planning 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 Buildings A, B & C, as shown in the submitted details, have been in situ for more than four years.

2. Based on the evidence provided and the Local Planning Authority's

own information, it is considered to have been demonstrated that the land edged in red; buildings (A, B & C) and associated hardstanding have been used as a vehicle servicing business with ancillary vehicle storage and office space for a consecutive period of ten years.

Informatives

1. This Certificate relates to the use of the site for vehicle servicing business with ancillary storage and office space only, and does not relate to a mixed use.

FIRST SCHEDULE

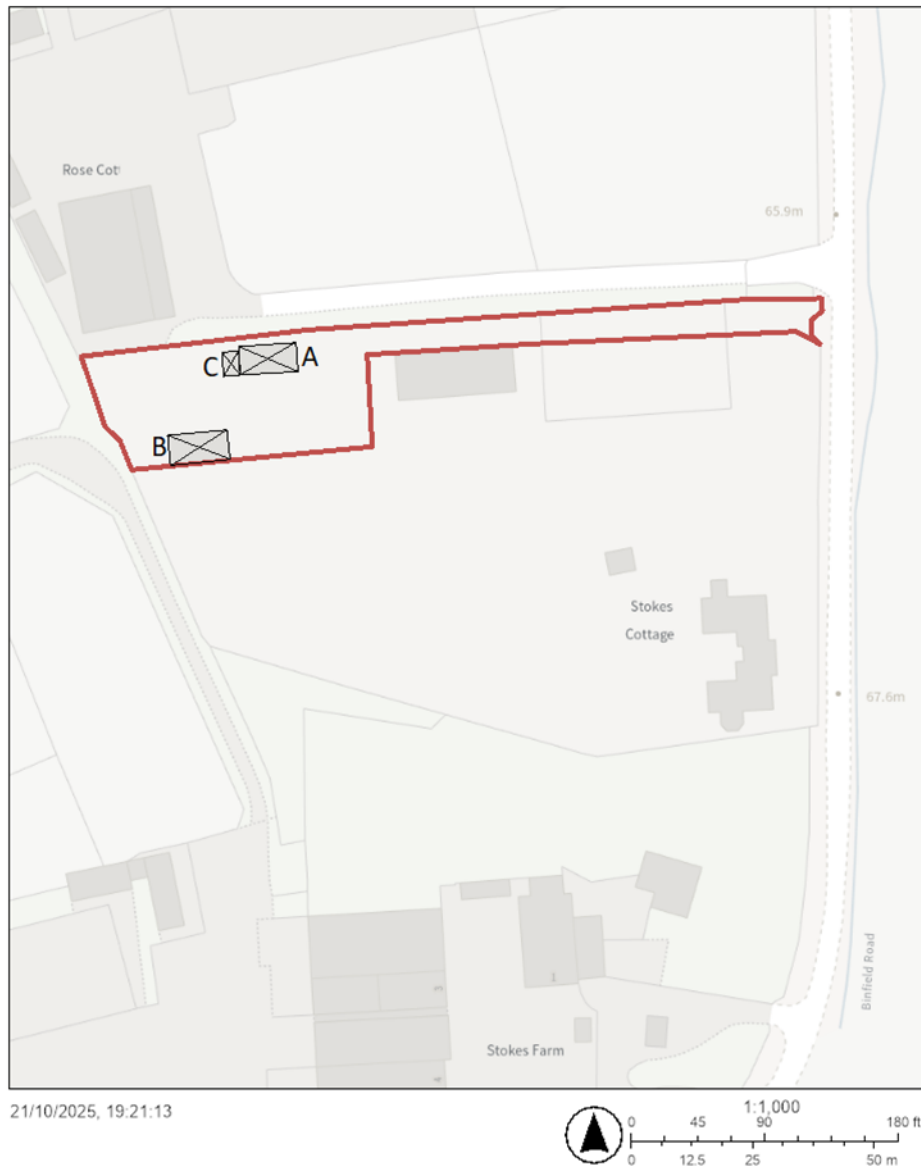
Proposal: Application for a certificate of existing lawful development for the erection of Building B ('the Barn') and the use of the land; buildings (A, B & C) and hardstanding as a vehicle servicing business with ancillary vehicles storage and office space.

SECOND SCHEDULE

Address: Stokes Cottage, Binfield Road, Binfield, Wokingham, RG40 5PR

PLAN

251993 - Stokes Cottage, Binfield Road, Wokingham, RG40 5PR



Signed

Justin Turvey
Head of Development Management - Place & Growth
Date: 30 January 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.