

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252143

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 September 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 not 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. It appears to the Council that the outbuilding has not been substantially complete and in situ for more than four years prior to the change in legislation of s171B of the TCPA. The Council thus would have been in a position to take enforcement action on the date of the application and the development thus would not have been lawful.
2. Condition 11 of application 140977 has removed permitted development rights for outbuildings at the application site. Subsequently, the works cannot be considered as Permitted Development and planning permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015.

Informatives

1. This Certificate/Decision is issued in respect of drawings

numbered/titled (14 Archer Grove Location Plan), (14 Archer Grove Site Plan), (P-1), received by the local planning authority on 09/09/2025.

FIRST SCHEDULE

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

SECOND SCHEDULE

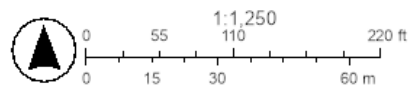
Address: 14 Archer Grove, Arborfield, Wokingham, RG2 9TB

PLAN

14 Archer Grove, RG2 9TB



28/10/2025, 15:13:05



Wokingham Internal
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Recommendation agreed:



Date: 28/10/25