

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 261668

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 July 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 1 **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 has not been demonstrated, on the balance of probability, that the accommodation was completed and initially formed part of, or was ancillary to, the principal dwellinghouse before undergoing a material change of use to a separate single dwellinghouse as shown on plans numbered 4, 5, 6 and 8.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for use of extension as a separate residential dwelling for independent occupation.

SECOND SCHEDULE

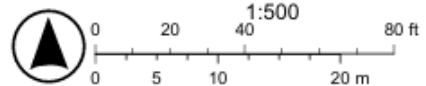
Address: 1 Mortimer Road, Grazeley, Wokingham, RG7 1LA

PLAN 1

261668

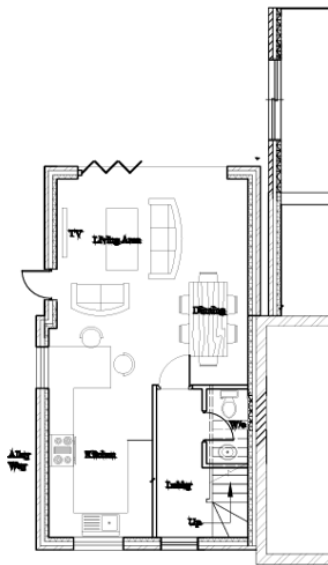


07/10/2026, 11:32:15

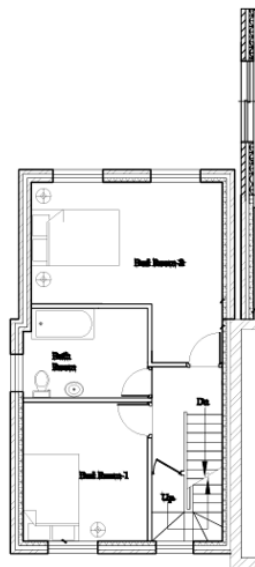


PLAN 2 - Existing Plans:

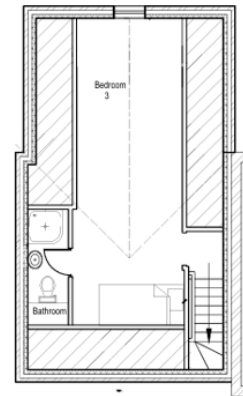
Plan number 4



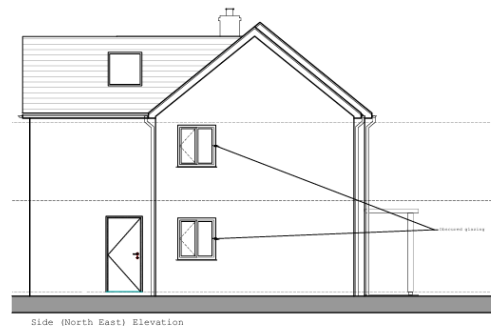
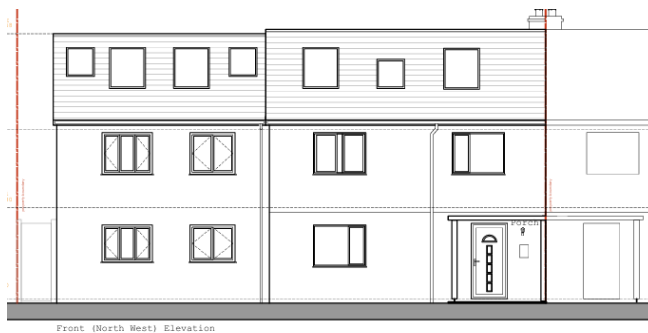
Plan number 5



Plan number 6



Plan number 8



Recommendation agreed:

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Date: 7.10.26