

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250226

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 February 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 land on the site known as 'Laburnum', as shown in the submitted details, as a residential dwelling and its associated residential garden has been occurring for a consecutive period of over ten years.

FIRST SCHEDULE

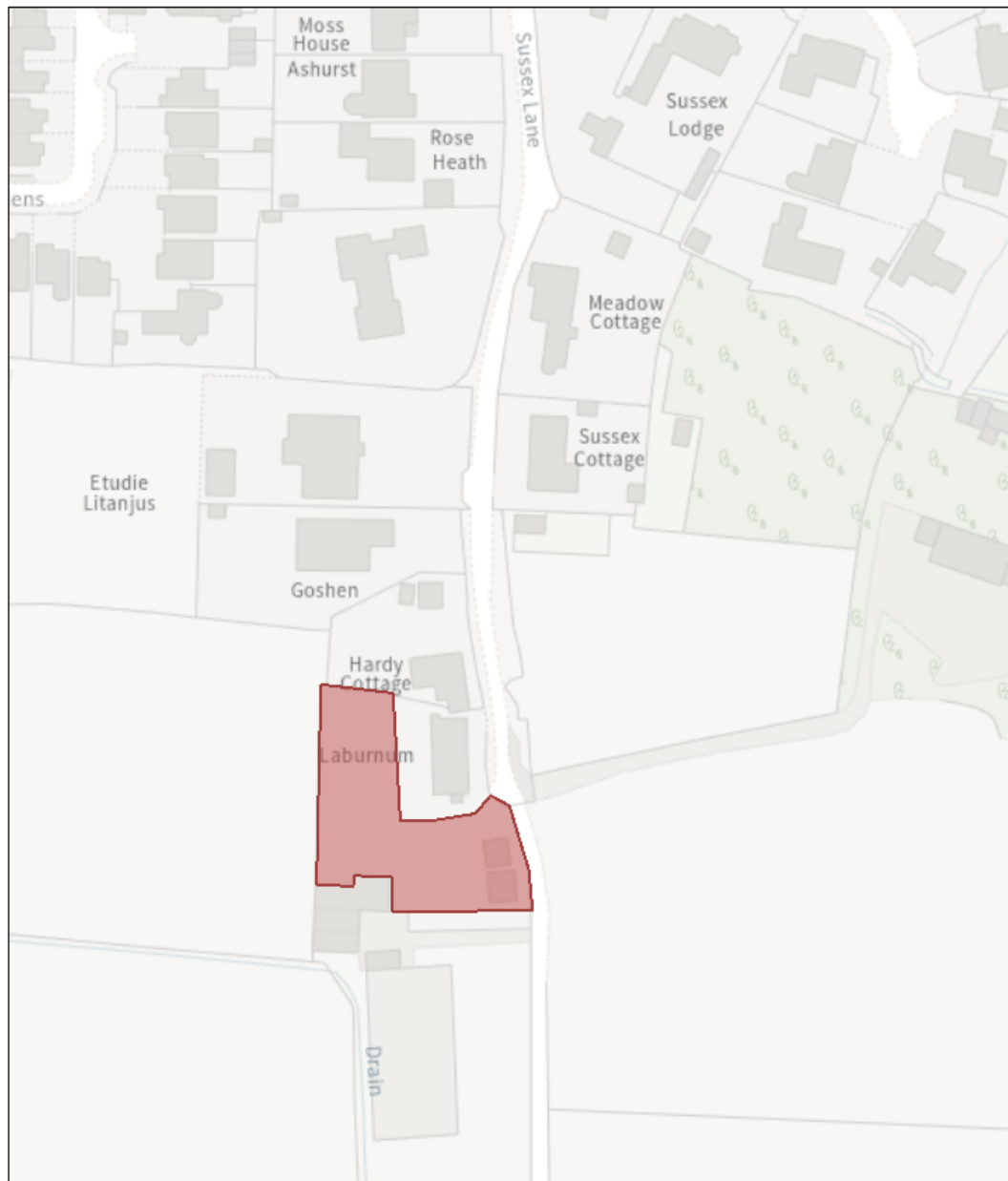
Proposal: Application for a certificate of existing lawful development for the change of use of land to residential garden.

SECOND SCHEDULE

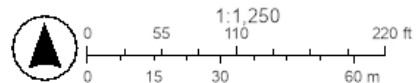
Address: Laburnum, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY

PLAN

Laburnum, Sussex Lane, Wokingham, RG7 1BY



08/04/2025, 10:25:11



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:



Date: 08/04/25