

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251500

Draft Recommendation 1: Wokingham Borough Council hereby certify that on 24 June 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. The proposed removal of the existing tennis court does not constitute development and does not requiring planning permission.

Draft Recommendation 2: Wokingham Borough Council hereby certify that on 24 June 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):

The proposed erection of a tennis court constitutes development requiring planning permission by virtue of the associated engineering operations required. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2 (Part 1) (Class [E] of the Order.

Informatives

1. This certificate is in relation to submitted plans numbered 25 HFNH SL01, 25 HFNH EX01, 25 HFNH SP01 and 25 HFNH TC01.
2. If any remediation works are required after the removal of the existing tennis court, this may require planning permission.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of tennis court and enclosure following demolition of the existing tennis court.

SECOND SCHEDULE

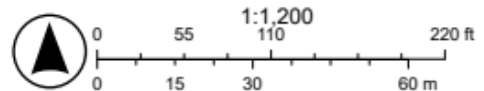
Address: Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ

PLAN

251500 Holme Farm, Aston Lane



01/08/2025, 15:32:12



Recommendation agreed:

Handwritten signature 'SF' in black ink on a small piece of paper.

Date: 1.8.25