

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252548

Draft Recommendation: Wokingham Borough Council hereby certify that on 20 October 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 relevant test for Lawful Use is the 'balance of probability'. 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 building (outlined in red on Plan 1 below) for 8no. independent flats has been in continuous residential use for a period in excess of four years prior to 25th April 2024 and until present day.

As per Plan 2 below, Flat 10's lawful internal footprint is limited to the area shaded in red.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the formation and occupation of 8 no. independent flats.

SECOND SCHEDULE

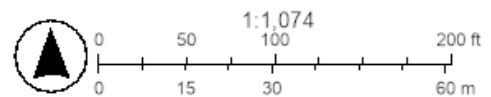
Address: Copper Beeches, Bath Road, Hare Hatch, Wokingham, RG10 9UT

PLAN 1

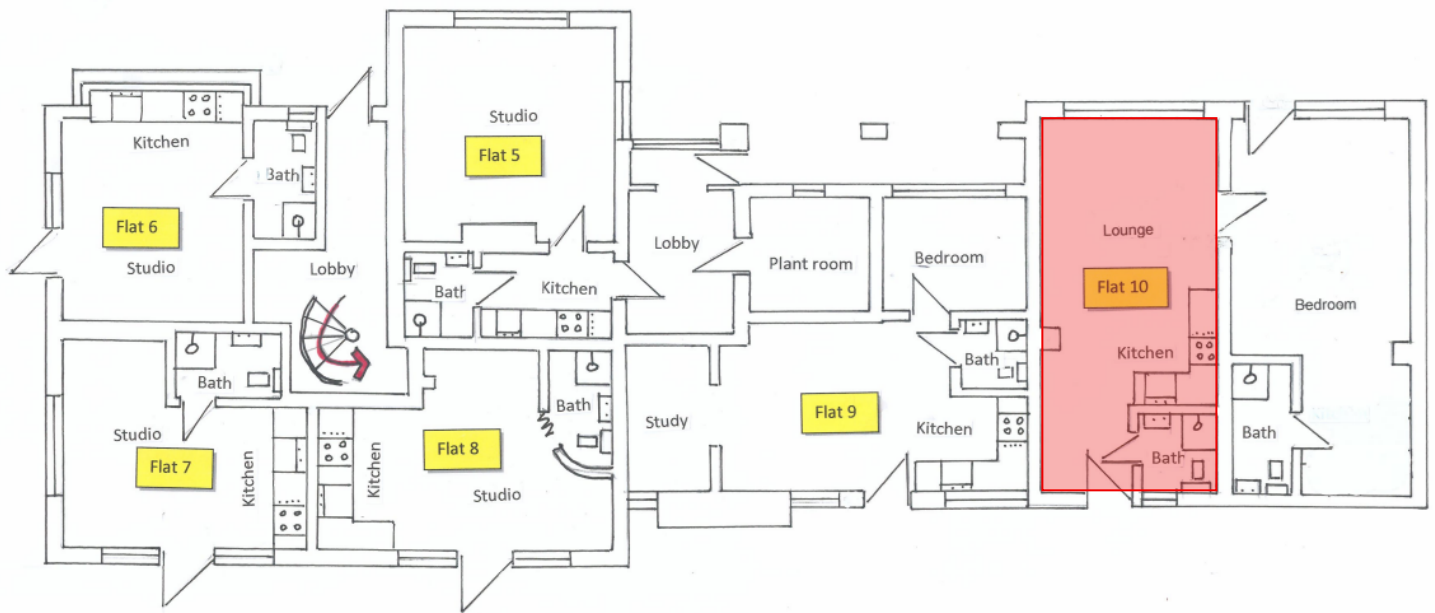
Copper Beeches, Bath Road, Hare Hatch, Wokingham, RG10 9UT



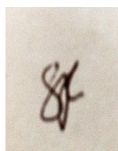
26/11/2025, 11:36:01



PLAN 2



Recommendation agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be the letters 'SF' written in a cursive or stylized font.

Date: 3.12.25