

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252454

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 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 proposed proposed installation of 27no. electric vehicle chargers, erection of a transformer to serve the chargers and the erection of an electric vehicle meter and distribution board constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2, Part 2, Class E of the Order.

Informatives

1. This Certificate is issued with respect to the plans numbered (2507082-01 A), (2507082-05 D), (2507082-07 B) & (2507082-04 E), received by the Local Planning Authority on 10/10/2025 & 10/12/2025.

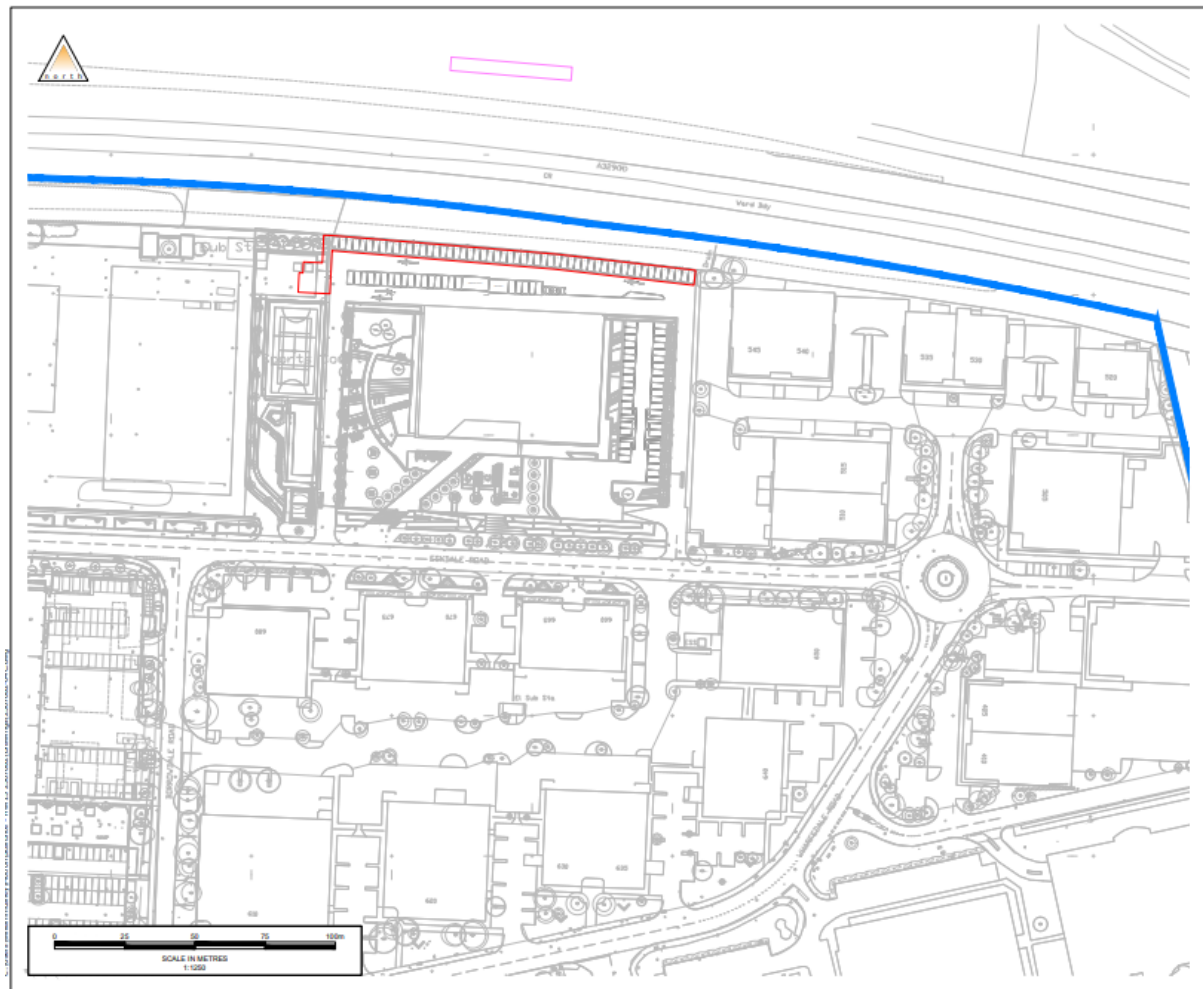
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of 27no. electric vehicle chargers, erection of a transformer to serve the chargers and the erection of an electric vehicle meter and distribution board.

SECOND SCHEDULE

Address: 1180 Eskdale Road, Winnersh, Wokingham, RG41 5TU

PLAN



Scale - 1:1250

JMM

Recommendation agreed:

Date: 10 December 2025