

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242456

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 September 2024 (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 mobile home (highlighted in green on the plan below) and caravan (highlighted in orange on the plan below) within the site edged red fall within the definition and size restrictions for caravans and as there is no physical connection to the ground it does not amount to operational development.

Furthermore, based on the balance of probability and no evidence to the contrary, the use of the mobile home and caravan on site is considered part and parcel of the use of the main dwelling house and within the same planning unit, thereby not representing a material change of use of the land.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the stationing of 1no. caravan and 1no. mobile home for use as additional residential accommodation within the curtilage of the main dwelling.

SECOND SCHEDULE

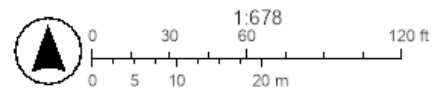
Address: Bluebell Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR

PLAN

Bluebell Farm, Commonfield Lane, Barkham, RG40 4PR



18/02/2025, 15:37:04



Recommendation agreed:

A handwritten signature in black ink, appearing to be 'SF'.

Date: 19.2.25