

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252718

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 November 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 operational development shown in its approximate location and outlined in red on the attached plan has occurred more than four years ago and was substantially complete on 30th November 2020.

Informatives

1. This decision is issued in respect of the following documents:

- Plan titled: 'Site Plan' A-PL-201- Rev PO1

- Plan titled: 'Location Plan' A-PL-200 Rev P-01

- Invoices dated 8th April 2020, 3rd March 2020, 31st March 2020, 26th October 2020, 31st October 2020, 12th November 2020 (2 no. invoices), 17th November 2020, 18th November 2020, 23rd November 2020 and 30th November 2020.

2. The applicant is reminded that this approval only relates to the operational development of 'hardstanding', as applied for, and not the ancillary, or otherwise, use of this hardstanding.

FIRST SCHEDULE

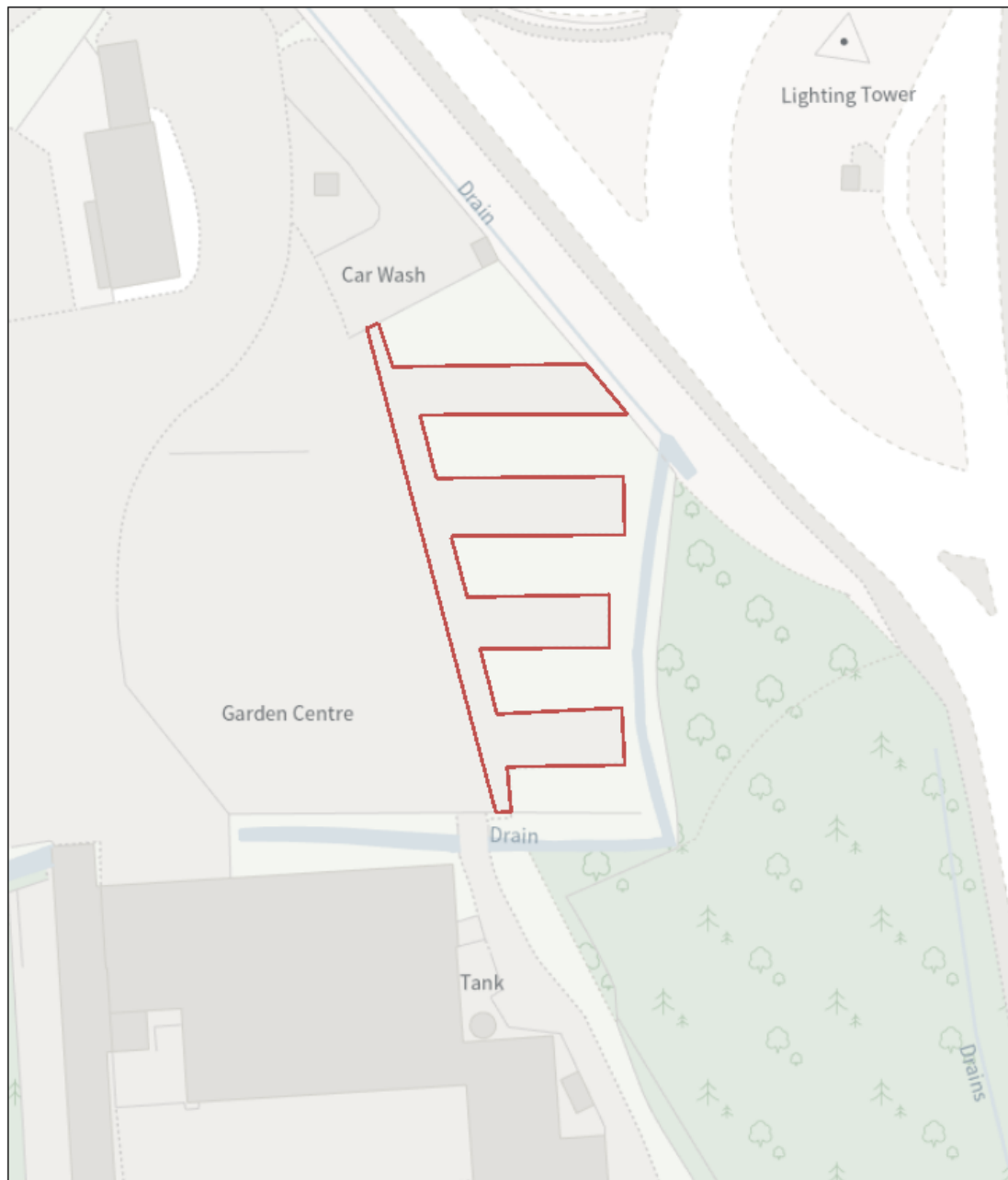
Proposal: Application for a certificate of existing lawful development for additional hardstanding to the east of the main car park.

SECOND SCHEDULE

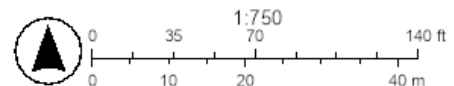
Address: Winnersh Garden Centre, 656 Reading Road, Winnersh, Wokingham, Berkshire

PLAN

Winnersh Garden Centre



12/09/2025, 15:39:17



Wokingham Internal
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Recommendation agreed:



Date: 13/01/26