

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260175

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 January 2026 (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. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that Condition 2 of planning permission 50/62 was breached for a period of 10 years prior to 24th January 2026.

FIRST SCHEDULE

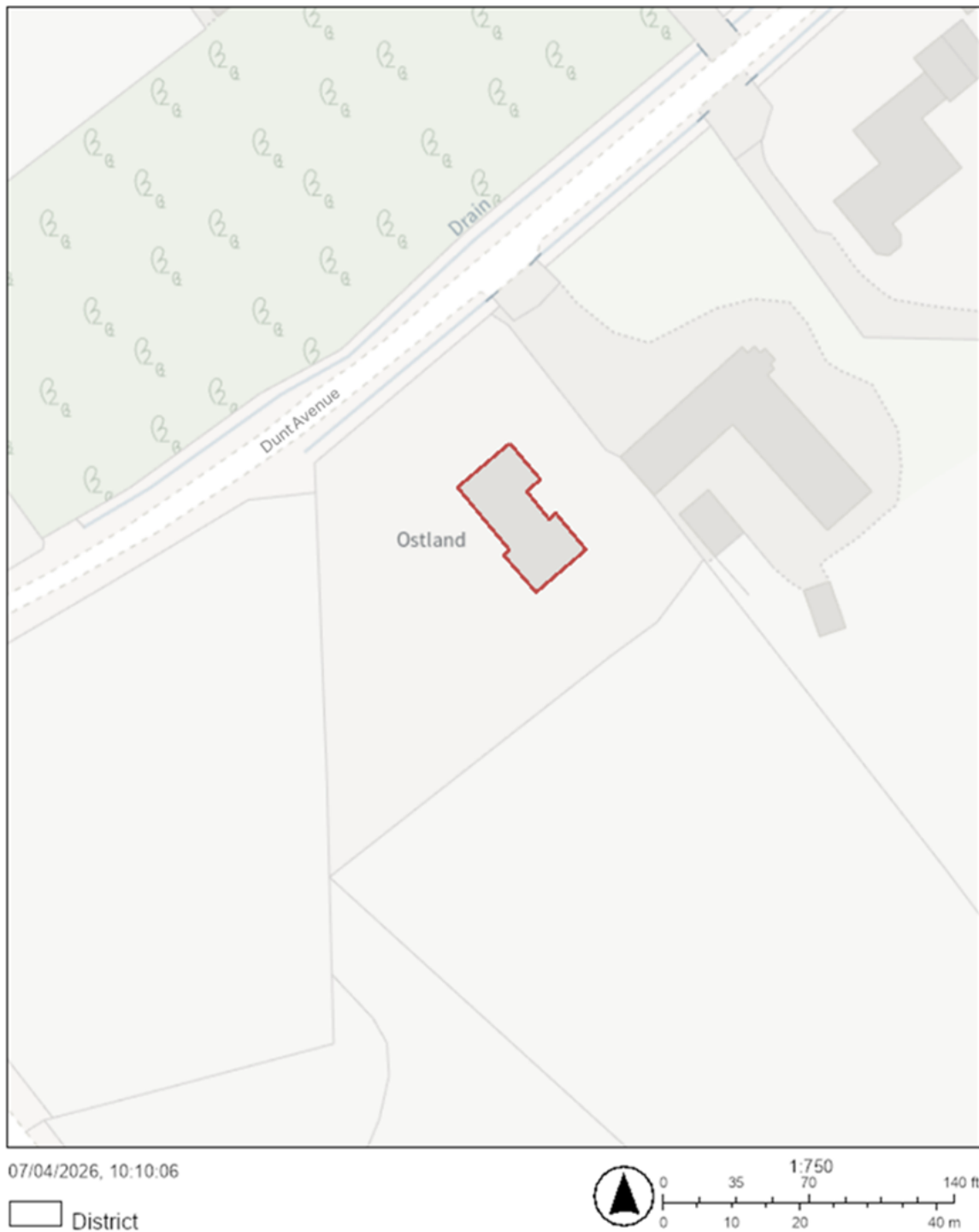
Proposal: Application for a certificate of existing lawful development for the occupation of the dwelling without compliance with Condition 2 of planning permission 50/62 granted on 14th June 1962.

SECOND SCHEDULE

Address: Ostland, Dunt Avenue, Hurst, Wokingham, RG10 0SY

PLAN

Ostland, Dunt Avenue



Wokingham Internal
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HMM

Recommendation agreed:

Date: 10 April 2026