

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 261505

Draft Recommendation: Wokingham Borough Council hereby certify that on 25 June 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. 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 prior to 25 April 2024. It is further considered on the balance of probability, that the former outbuilding has been physically joined and used as an integral part of the single dwellinghouse for a period exceeding ten years prior to the date of the application.

Informatives

1. This Certificate is issued in respect of plan no's P2609-01, P2609-02 and P2609-03 received by the Local Planning Authority on 25th June 2026.

FIRST SCHEDULE

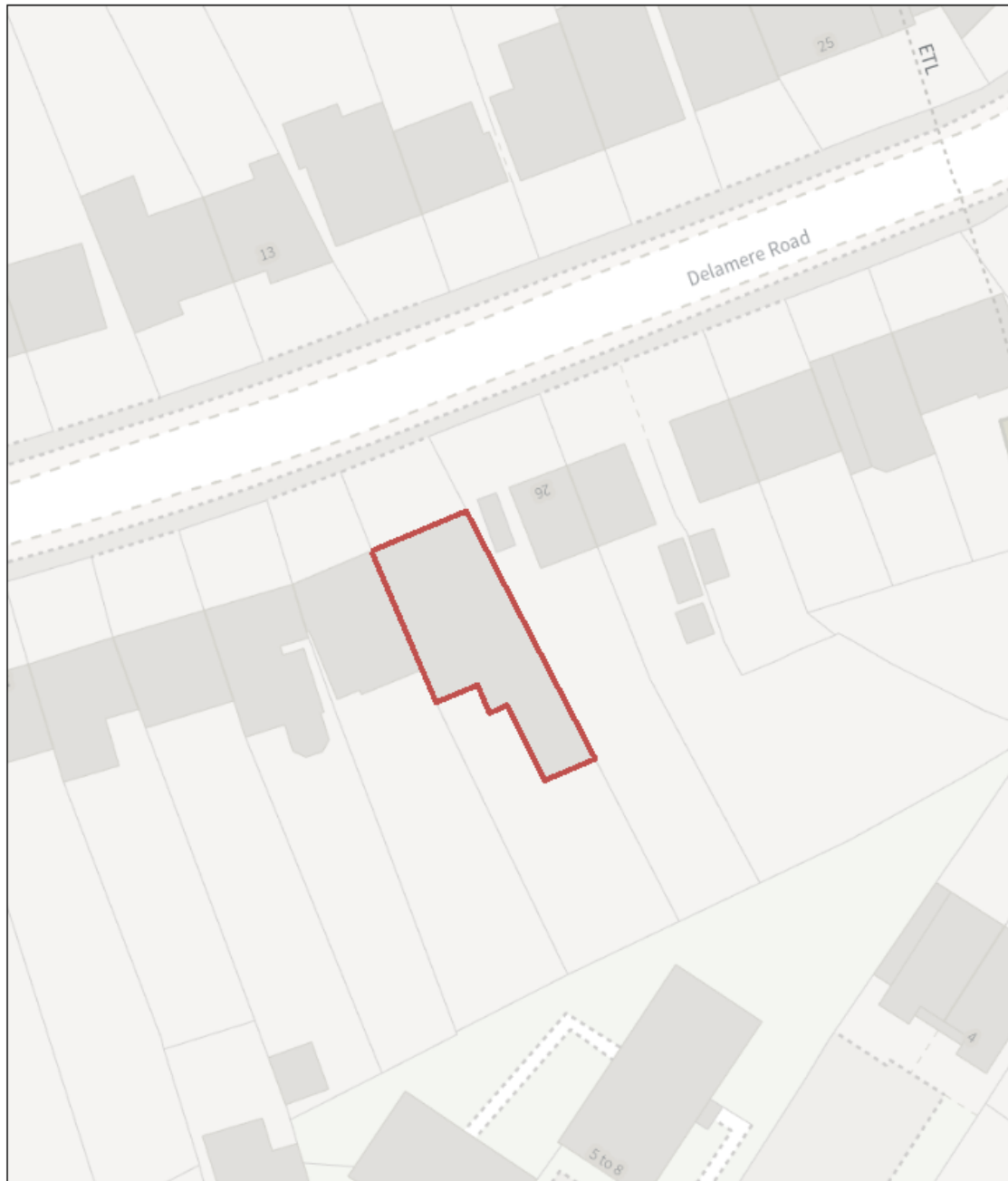
Proposal: Application for a Certificate of Lawfulness for Existing Use or Development in respect of the single-storey side and rear extensions, the ground-floor rear extension, first floor side extension, dormer extension and loft conversion, and the alteration and physical connection of the former outbuilding to the main dwelling, together with its use as part of the same dwellinghouse.

SECOND SCHEDULE

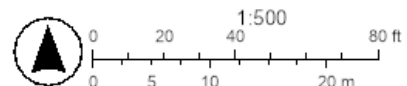
Address: 24 Delamere Road, Earley, Wokingham, RG6 1AP

PLAN

24 Delamere Road



01/09/2026, 17:43:57



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is positioned above the 'Recommendation agreed:' text.

Date: 02/09/26