

PROPOSED LAWFUL CERTIFICATE **DECISION NOTICE**



Application Number: 252675

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 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. Based on the information submitted, the Local Planning Authority is satisfied that the overlaying of part of the existing concrete mobile home base with new concrete to raise it to a consistent level would not amount to operational development or a material change of use of the land for which planning permission is required under Section 55 of the Town and Country Planning Act 1990 (as amended).

Informatives

1. This Certificate/Decision is issued in respect of the following plans and documents numbered/titled (7017:25:1) received by the local planning authority on 03/11/2025.

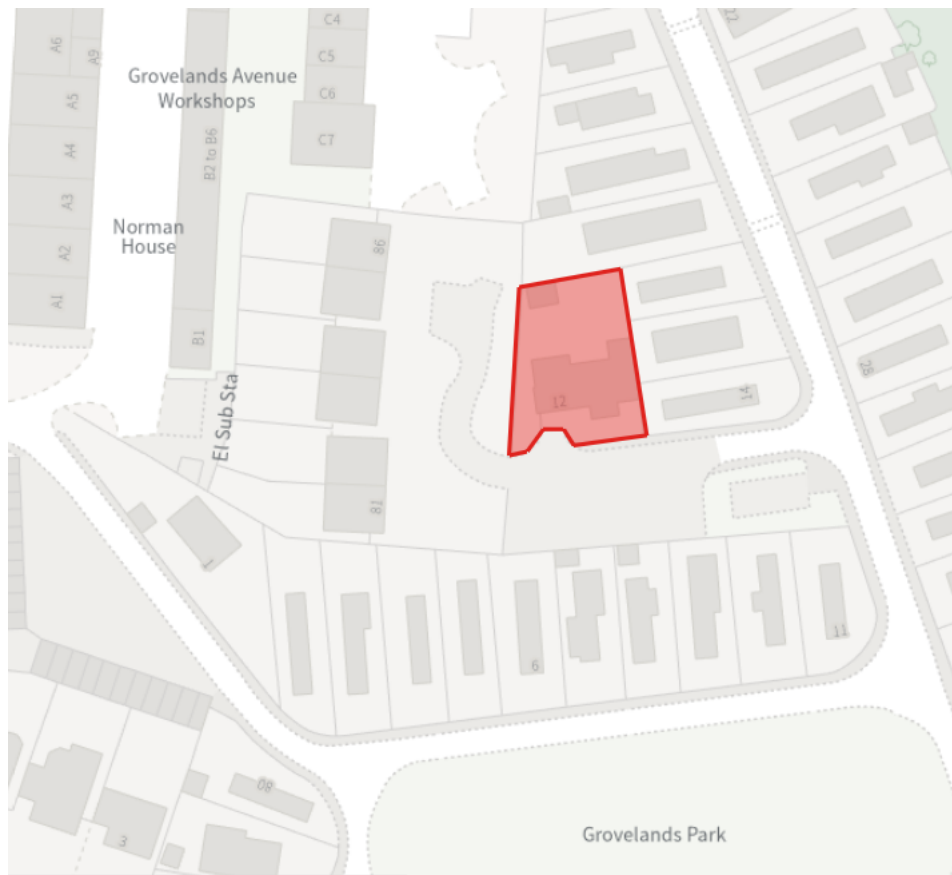
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed overlaying of part of the existing concrete mobile home base with new concrete to raise it to a consistent level.

SECOND SCHEDULE

Address: 12 Grovelands Park, Winnersh, Wokingham, RG41 5LD

PLAN



BJC

Recommendation agreed:

Date: 15.12.25