

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252932

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 December 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 evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the proposal complies with Schedule 2, Part 1, Class E of the General Permitted Development Order.

FIRST SCHEDULE

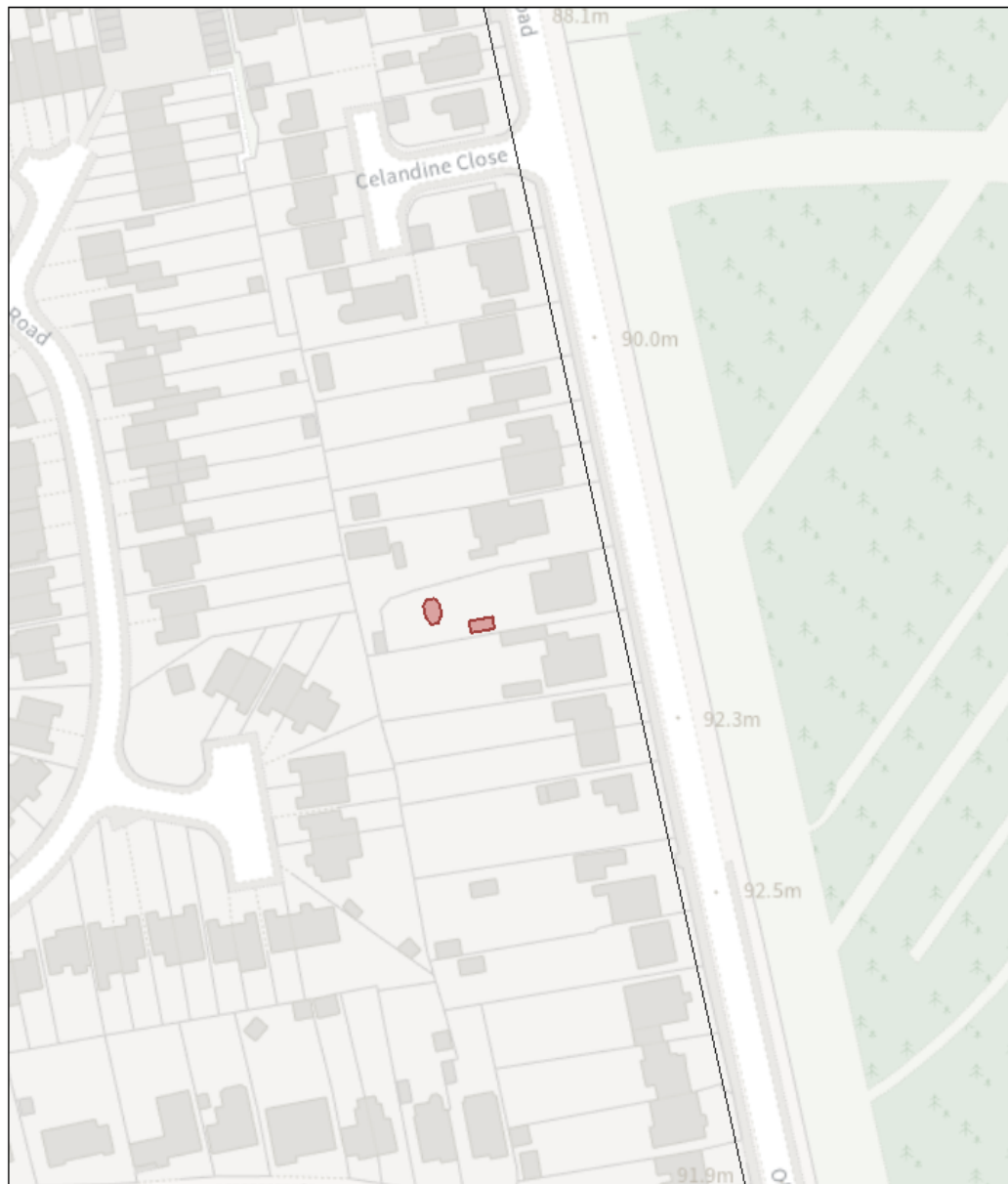
Proposal: Application for a certificate of existing lawful development for 2 no. outbuildings consisting of a garden room (Outbuilding A) and a garden kitchen (Outbuilding B).

SECOND SCHEDULE

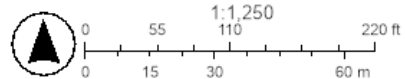
Address: 35 Old Wokingham Road, Crowthorne, Wokingham, RG45 6SS

PLAN

35 Old Wokingham Road, Crowthorne, RG45 6SS



13/02/2026, 15:24:02



Wokingham Internal
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Recommendation agreed:

BJC

Date: 18.02.26