

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250038

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 January 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 mobile home within the site edged red falls within the definition and size restrictions for a twin unit caravan and as there is no physical connection to the ground it does not amount to operational development.

Furthermore, based on the balance of probability and no evidence to the contrary, the use of the mobile home on site is considered part and parcel of the use of the main dwelling house and within the same planning unit, thereby not representing a material change of use of the land.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the stationing of a twin unit mobile home (caravan) to provide additional residential accommodation.

SECOND SCHEDULE

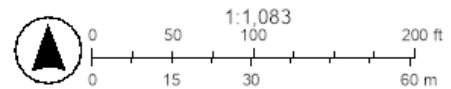
Address: 2 Red Tiles, Dunt Lane, Hurst, Wokingham, RG10 0TE

PLAN

2 Red Tiles, Dunt Lane, Hurst, RG10 0TE



10/02/2025, 09:56:09



Recommendation agreed:

A small, square image containing a handwritten signature in dark ink, which appears to be 'SF'.

Date: 13.2.25