

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250374

Draft Recommendation: Wokingham Borough Council hereby certify that on 21 February 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 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 use of the Land outlined in red comprising the stationing of 64no. mobile homes for use as habitable accommodation by farm staff, a staff shop (shown in green on the attached plan), a staff launderette portacabin (shown in orange on the attached plan) and staff parking have been occurring for a consecutive period of ten years i.e. prior to 17th April 2025.

With regards to the staff amenity building (shown in blue on the attached plan), staff gazebo building (shown in purple on the attached plan) and associated drainage being ancillary to the use of the site, it has been demonstrated that they have been substantially complete and /or constructed on site for at least four years prior to 25th April 2024.

FIRST SCHEDULE

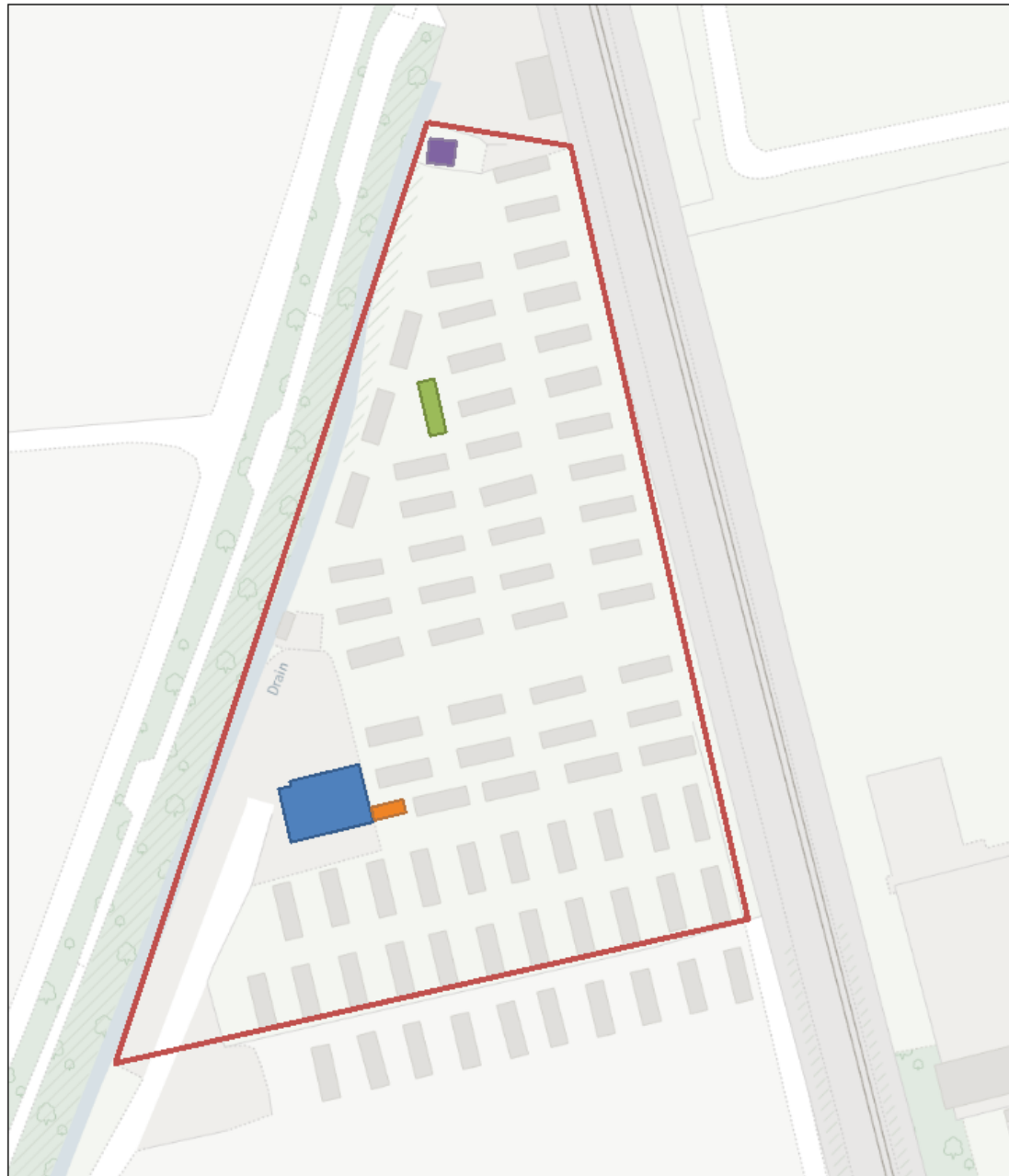
Proposal: Application for a certificate of existing lawful development for the use of land for the stationing of 64no. mobile homes for use as habitable accommodation by farm staff, staff shop, staff launderette portacabin and staff parking, plus operational development comprised of 2no. buildings.

SECOND SCHEDULE

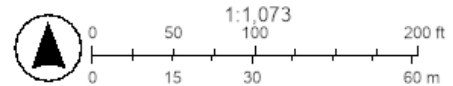
Address: Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ

PLAN

Sheeplands Farm, Goffs Barn, Wargrave Road, Wargrave, RG10 8DJ



29/04/2025, 09:27:01



Recommendation agreed:

Date: 30.4.25