



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192**

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

Mr Yevhen Zamula

14 Archer Grove
Arborfield
Berkshire
RG2 9TB

NOTIFICATION OF REFUSAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 252143
Applicant Name: Mr Yevhen Zamula
Site Address: 14 Archer Grove, Arborfield, Wokingham, RG2 9TB
Proposal: Application for a certificate of existing lawful development for erection of an outbuilding to the rear.
Date of Decision: 28 October 2025

Wokingham Borough Council hereby certifies that on 9 September 2025 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would not have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. It appears to the Council that the outbuilding has not been substantially complete and in situ for more than four years prior to the change in legislation of s171B of the TCPA. The Council thus would have been in a position to take enforcement action on the date of the application and the development thus would not have been lawful.
2. Condition 11 of application 140977 has removed permitted development rights for outbuildings at the application site. Subsequently, the works cannot be considered as Permitted Development and planning permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015.

Informatives

1. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

numbered/titled (14 Archer Grove Location Plan), (14 Archer Grove Site Plan), (P-1), received by the local planning authority on 09/09/2025.

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Address: 14 Archer Grove, Arborfield, Wokingham, RG2 9TB

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Justin Turvey

Head of Development Management - Place & Growth

Date: 28 October 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](https://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](https://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.