

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252236

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 September 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 not 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 proposed use of dwelling as a children's care home as described constitutes development requiring planning permission as it would result in material change of use from Use Class C3 to C2. The description provided in the supporting Planning Statement falls within a C2 Use Class. The use as described would not form a single householder and therefore would be a C2 Use Class. The proposed use would result in a material change to the character of the use of the site. C2 and C3 uses draw upon different planning policies; strategic assessments and can attract different material weight: they are materially different uses with different material planning consequences. The certificate is therefore recommended for refusal.

Informatives

1. This decision is in respect of the drawings and plans titled and numbered Location Plan and 1403 3a received by the Local Planning Authority on 18/09/2025 and 19/09/2025.

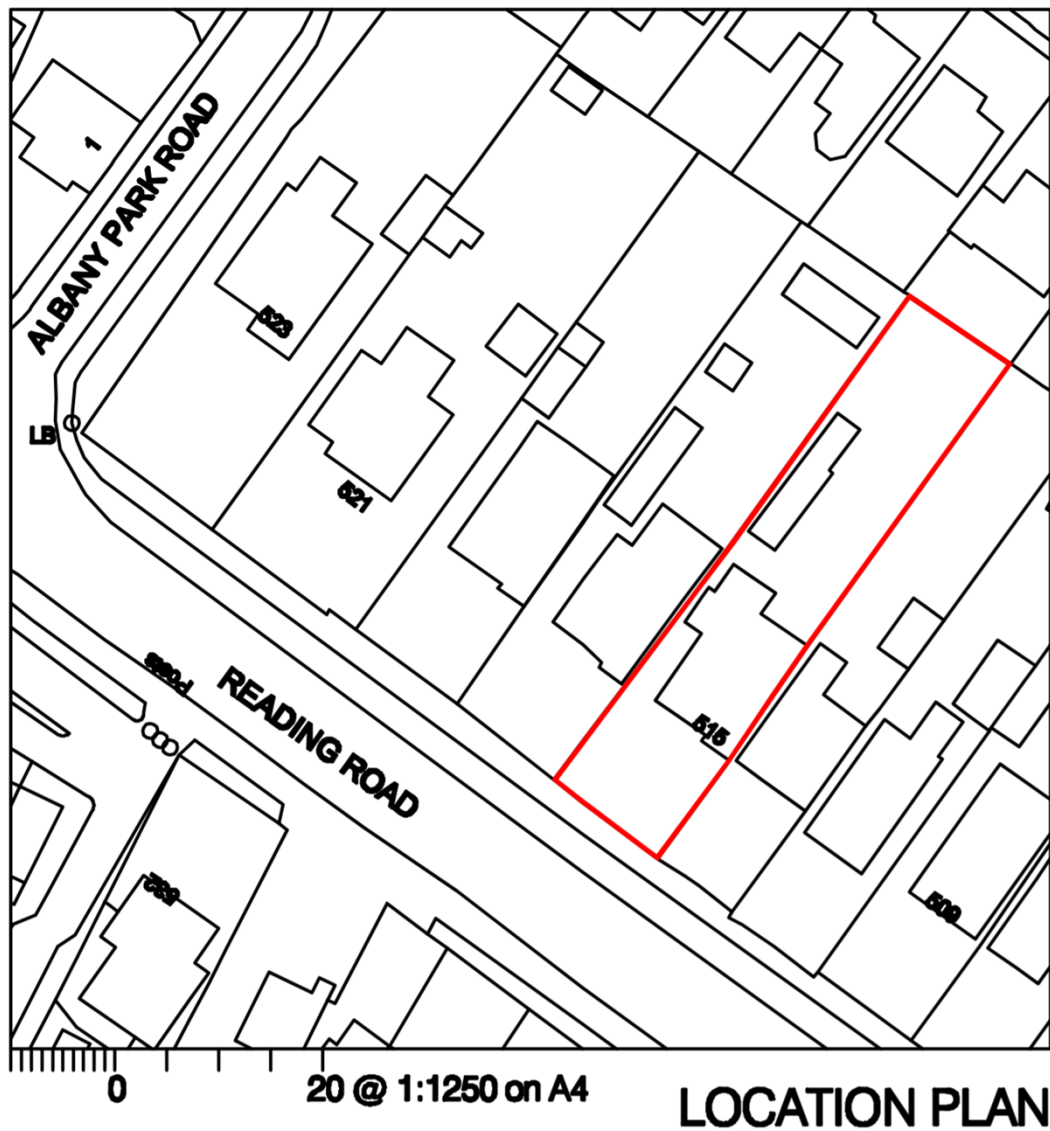
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness to demonstrate that no development is occurring in the change of use from dwelling to children's home.

SECOND SCHEDULE

Address: 515 Reading Road, Winnersh, RG41 5HL

PLAN



Recommendation agreed: *MC*

Date: 13.11.2025