

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251210

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 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 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 proposed use as a children's home for a single child, with three carers working on a shift basis would not result in a definable change in the character of the use from the residential use that has taken place previously. Accordingly, on the balance of probability, the applicant has demonstrated that the change of use is not material and, therefore, would not constitute 'development' having regard to section 55 of the 1990 Act.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the change of use of existing property (C3) to children's care home for a single child (Use Class C2).

SECOND SCHEDULE

Address: 12 Hollow Lane, Shinfield, Wokingham, RG2 9BT

PLAN



Scale - 1:1250

HMM

Recommendation agreed:

Date: 11 November 2025