



**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

Ms Sarah Andrews  
South Meadow  
Sonning Lane  
Reading, Berkshire  
RG4 6ST

### NOTIFICATION OF REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

**Application Number:** 190394  
**Applicant Name:** Ms Sarah Andrews  
**Site Address:** South Meadow Cottage, Sonning Lane, Sonning,  
RG4 6ST  
**Proposal:** Proposed Lawful Development Certificate for change  
of use of bedroom to fitness studio business

Wokingham Borough Council hereby certifies that on 08 February 2019 (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):

**Reason** The proposed change of use of a bedroom to a fitness training studio constitutes development requiring planning permission. Permission is **not** available as it would constitute a material change use of part of the dwelling and which would require express planning permission. Accordingly the Local Planning Authority would be in a position to take enforcement action against the use, and it thus **would not have been lawful** for the purposes of the Town and Country Planning Act 1990.

#### Informatives

1. This Decision is issued in respect of the evidence submitted and plan no 201 01 received by the Local Planning Authority on 08 & 26 February 2019

**FIRST SCHEDULE**

**Proposal:** Proposed Lawful Development Certificate for change of use of bedroom to fitness studio business

**SECOND SCHEDULE**

**Address:** South Meadow Cottage, Sonning Lane, Sonning, RG4 6ST

Signed

A handwritten signature in black ink, appearing to read 'Clare Lawrence', with a horizontal line underneath the name.

Clare Lawrence  
Assistant Director - Place  
Date: 27 March 2019

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW**



## **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**

**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 proposed 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: <https://www.gov.uk/government/organisations/planning-inspectorate> 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 online at <https://acp.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.

