



PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**

Application Number: 251023

Draft Recommendation:

Wokingham Borough Council hereby certify that on 1 May 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 proposed partial conversion of the garage into habitable accommodation plus changes to fenestration constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) Class A of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This decision is in relation to plans and drawings numbered:

Location Plan

Block Plan

0AS/25/1881/4 Rev B - Proposed Partial Garage Conversion (Elevations)

0AS/25/1881/3 Rev 0 - Proposed Partial Garage Conversion (Ground Floor Plan)

which were received by the Council on the 29th April 2025 and 30th May 2025.

3. The applicant is reminded that the use created as a result of the partial garage conversion shall remain incidental to the use of the main dwelling at all times. If this is not the case, separate planning permission may be required.

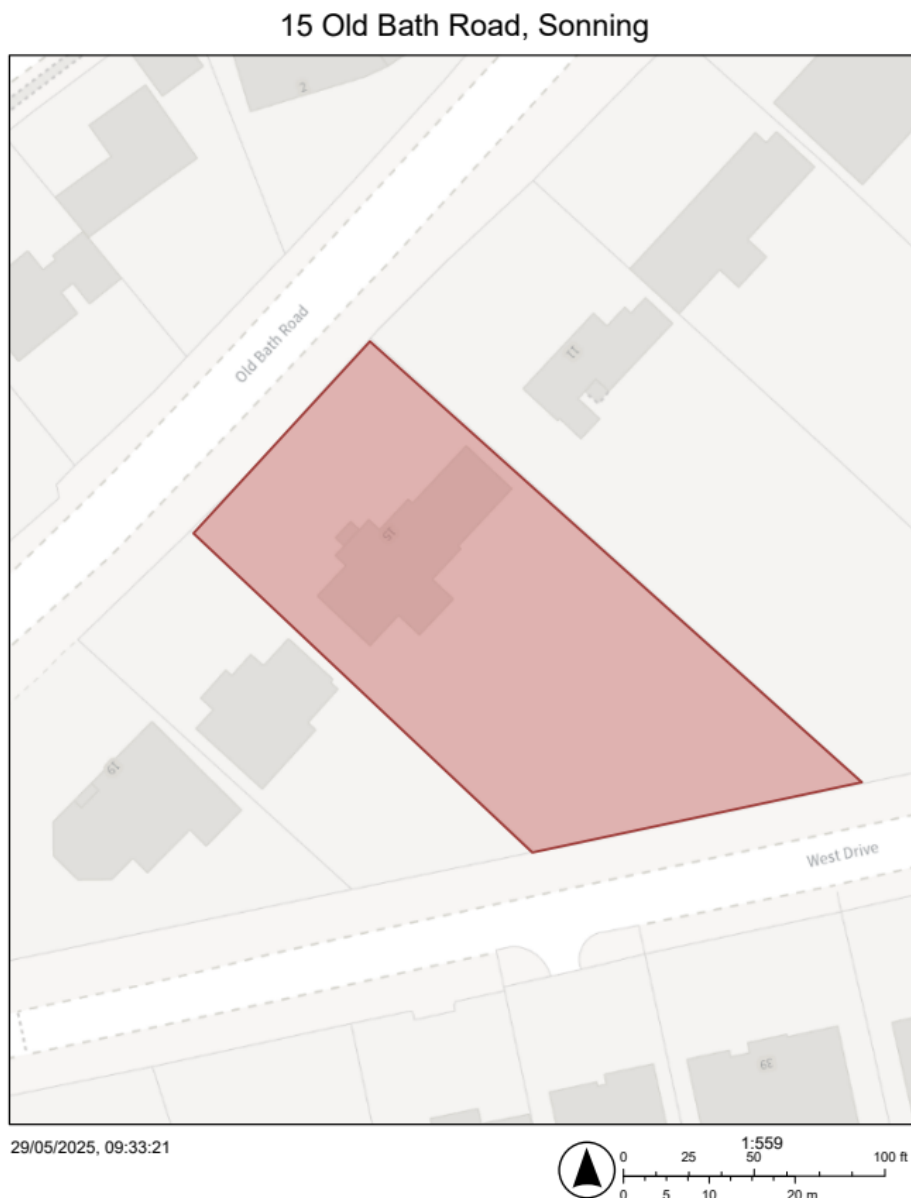
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed partial conversion of the garage to habitable accommodation plus changes to fenestration.

SECOND SCHEDULE

Address: 15 Old Bath Road, Sonning, Wokingham, RG4 6SZ

PLAN



Recommendation agreed:



Date: 03/06/25