

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250713

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 March 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 application for a conversion of the garage to 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 proposals being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 33 New Road, Twyford, Wokingham, RG10 9PS

PLAN



BUC

Recommendation agreed:

Date: 15.05.25