

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250675

Draft Recommendation: Wokingham Borough Council hereby certify that on 20 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 conversion of the existing carport to create storage accommodation along with changes to fenestration constitutes development and thus requires 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. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. This Certificate is issued in respect of plans titled 09A and 10C received by the Local Planning Authority on 19/03/2025.

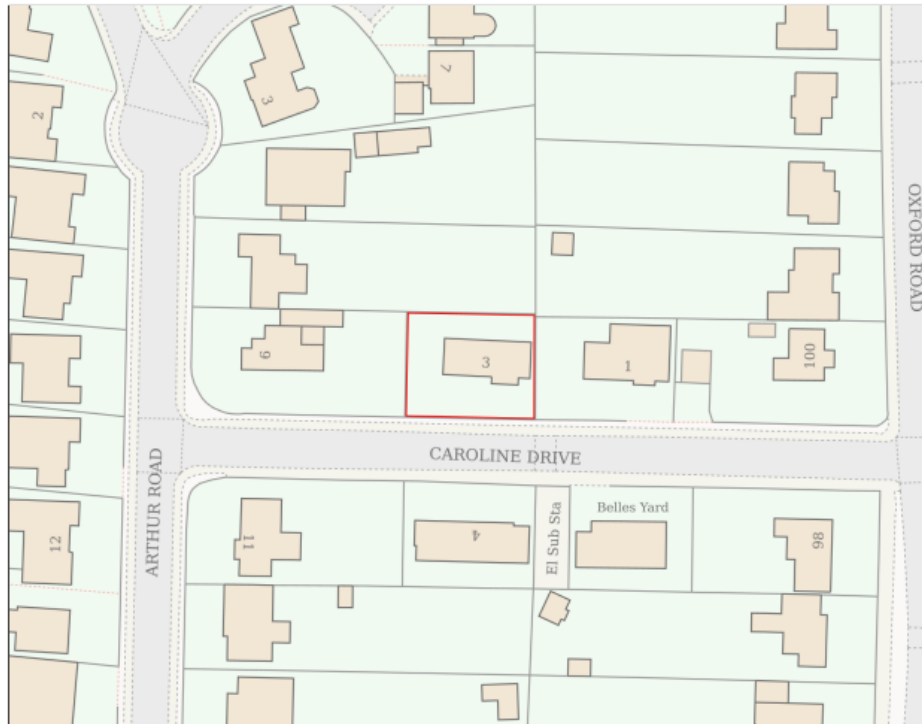
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the existing carport to create storage accommodation along with changes to fenestration.

SECOND SCHEDULE

Address: 3 Caroline Drive, Wokingham, RG41 2SP

PLAN



Recommendation agreed: *MC*

Date: 02.05.2025