

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251255

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 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 not 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 garage to habitable accommodation plus changes to fenestration constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order. This is because Condition 14 of Planning Permission 16449 states that the garage hereby permitted shall all be used as domestic garages only and shall not be used for business purposes, nor any other purpose without the prior written permission of the District Planning Authority.

Informatives

1. This Decision is issued in respect of plan no's DAVIES-0525-02, DAVIES-0525-03 & DAVIES-0525-05 received by the Local Planning Authority on 27th May 2025.

FIRST SCHEDULE

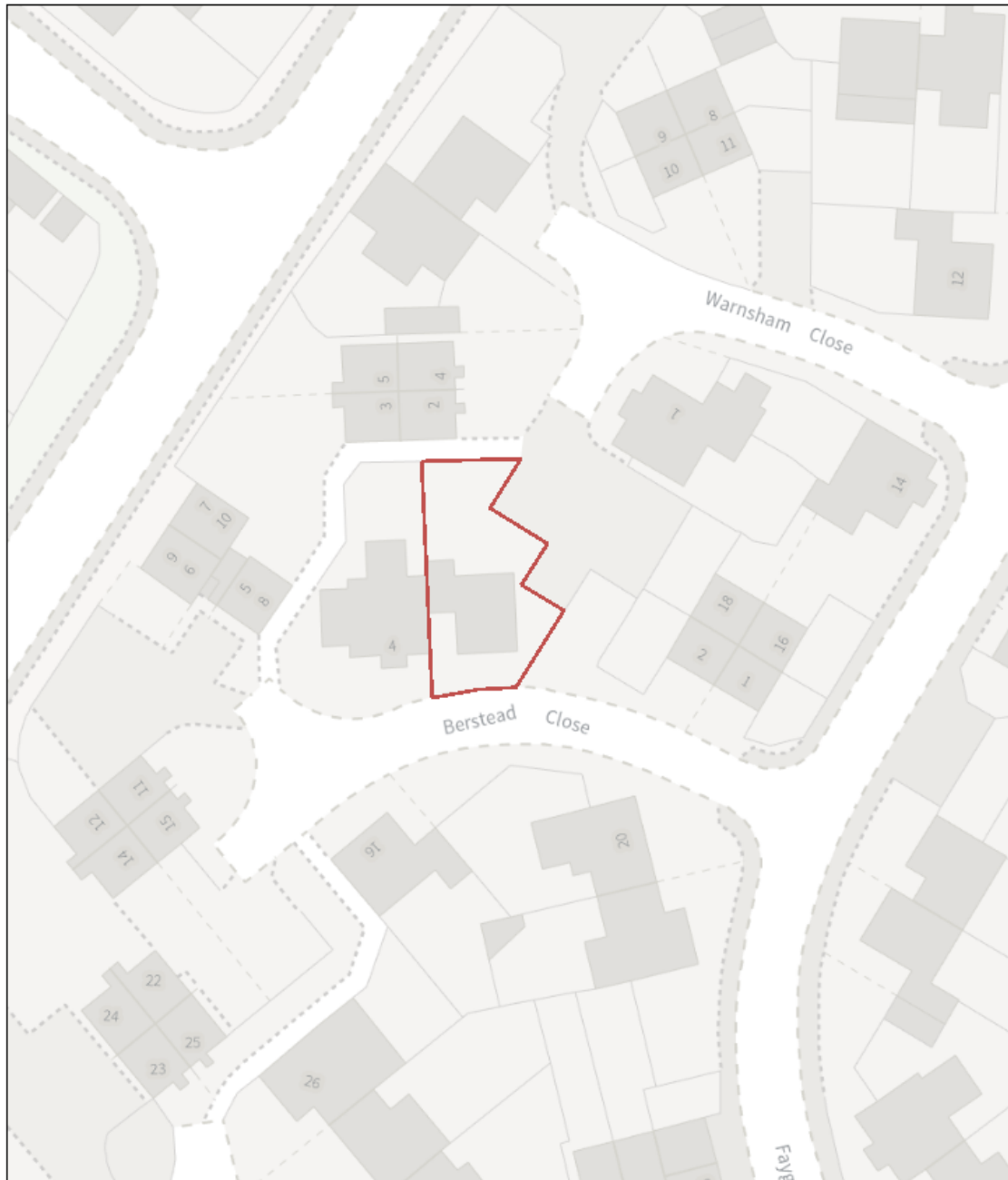
Proposal: Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation plus changes to fenestration.

SECOND SCHEDULE

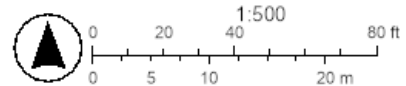
Address: 3 Berstead Close, Earley, Wokingham, RG6 4DE

PLAN

3 Berstead Close



21/07/2025, 09:59:52



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written below the text 'Recommendation agreed:'.

Date: 21/07/25