

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 243079

Draft Recommendation: Wokingham Borough Council hereby certify that on 6 December 2024 (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 detached single garage to a habitable room and utility room incidental to the use of the dwellinghouse with fenestration changes constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because conditions 19 and 23 of planning consent F/2014/2105 restricts permitted development rights.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered 25324-03, 25324-04 and 25324-05 received on 6 December 2024.

FIRST SCHEDULE

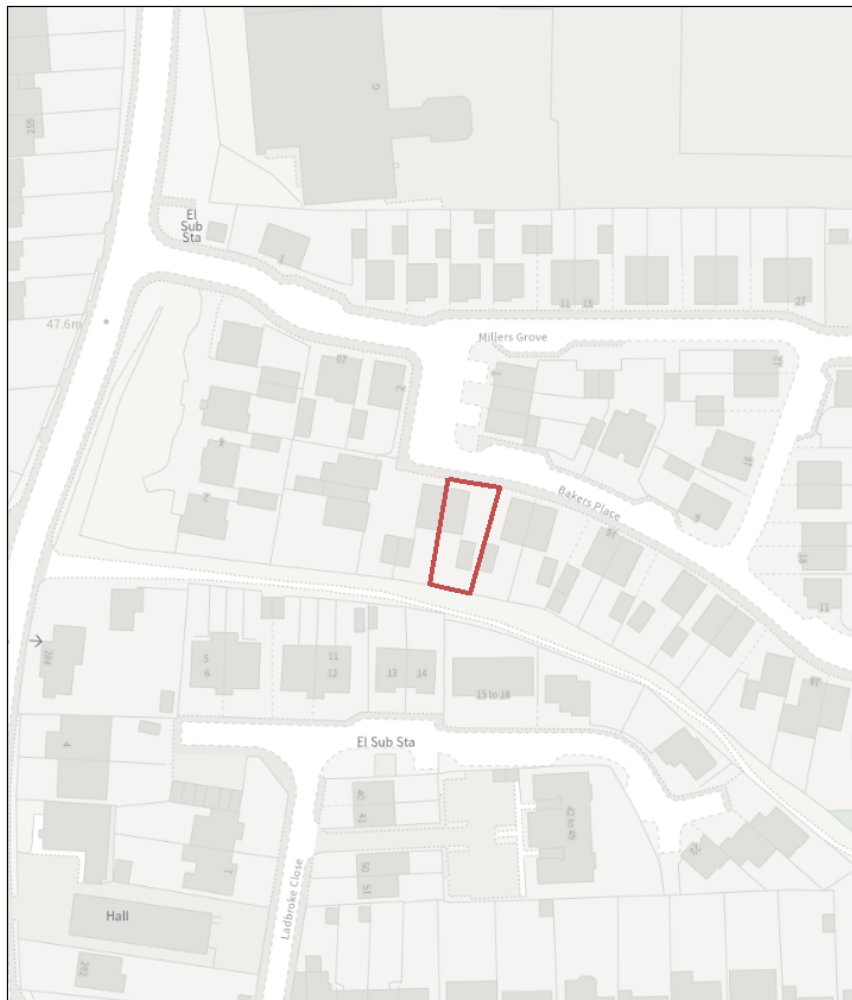
Proposal: Application for a certificate of lawfulness for the proposed conversion of the detached garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

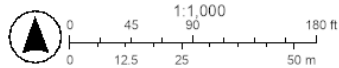
Address: 10 Bakers Place, Woodley, Wokingham, RG5 4AX

PLAN

243079 - 10 Bakers Place, Woodley, RG5 4AX



16/01/2025, 11:55:52



Wokingham Internal
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Recommendation agreed:

Date: 16/01/25