

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260856

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 April 2026 (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 part garage conversion constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015. This is because Condition 3 under application no. 227-72 permission states that 'The garage hereby permitted shall be used only as a private garage for purposes incidental to the use of the dwelling on the site as a dwelling. The garage shall not be used for business purposes.'

FIRST SCHEDULE

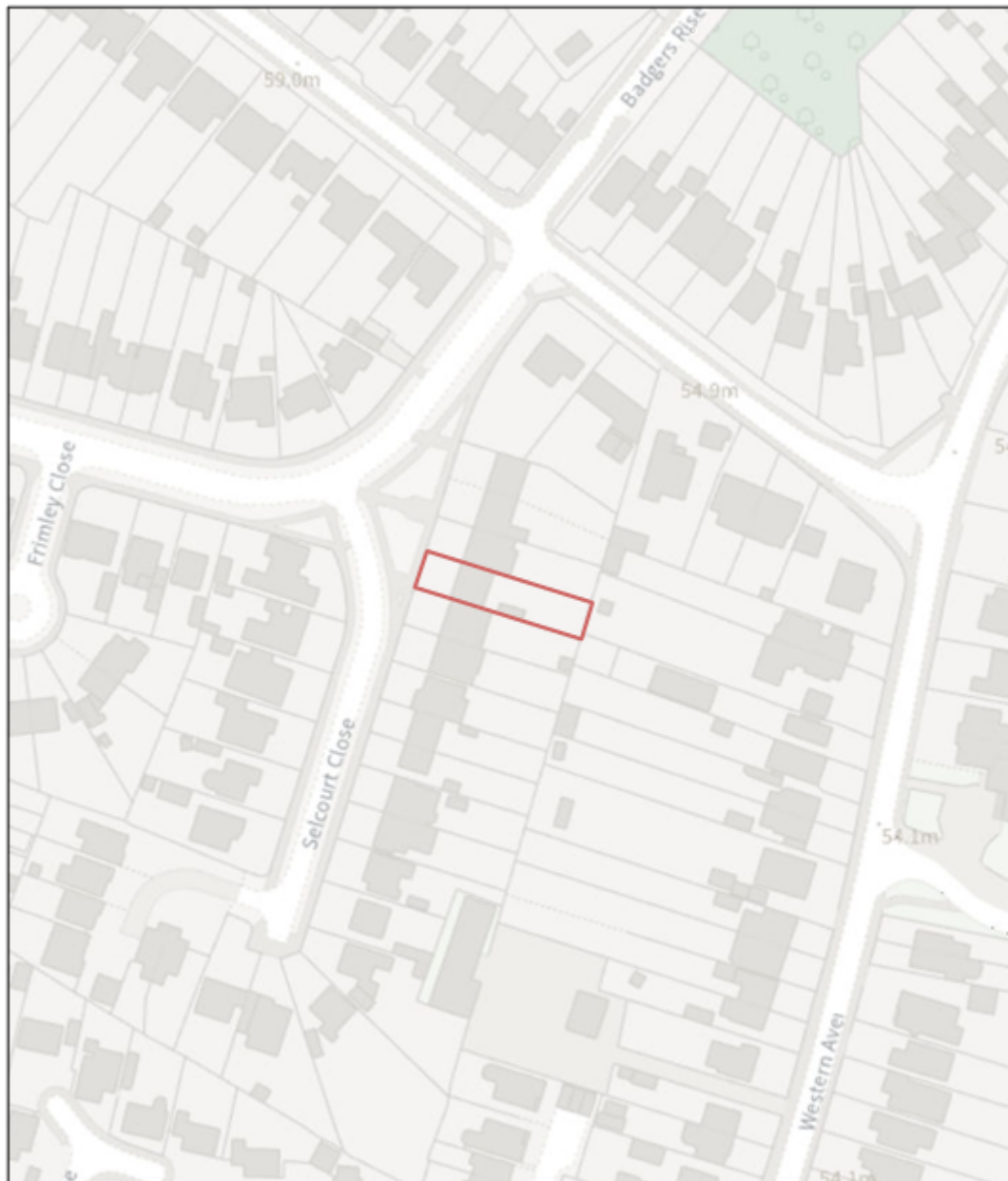
Proposal: Application for a certificate of lawfulness for the proposed partial garage conversion.

SECOND SCHEDULE

Address: 7 Selcourt Close, Woodley, Wokingham, RG5 3AS

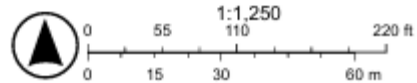
PLAN

7 selcourt



20/05/2026, 11:19:02

 District



Recommendation agreed: *MC*

Date: 28.05.2026