

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**Application Number:** 250086

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 16 January 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 application is approved as the replacement window is considered a De Minimis development and the proposed use of the outbuilding would be for purposes ancillary to the main dwelling. The proposal does not breach the condition relating to the existing garage. Planning permission is not required for the works set out.

## **Informatives**

1. This application is refused with respect of plans numbered P/DG/2493/A received by the local planning authority on 16/01/2025.

## **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed part conversion of the detached double garage to habitable accommodation with an associated change to fenestration.

## **SECOND SCHEDULE**

**Address:** 28 Proctors Road, Wokingham, RG40 1RP

## PLAN



Recommendation agreed: *MC*

Date: 12.02.2025