

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260547

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 December 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 erection of 1no. detached outbuilding following the demolition of the existing garage, for a purpose incidental to the enjoyment of the dwelling house, constitutes development requiring planning permission. Permission is granted 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 E) of the Order.

Informatives

1. This Certificate/Decision is issued in respect of plan labelled Location & Block Plan - 25/54CR/EX 001, Proposed Site Plan - 26/54CR/P101 Rev A, Proposed Ground Floor Plan - 26/54CR/P 100 Rev A, Proposed Elevations & Roof Plan - 25/54CR/P 200

FIRST SCHEDULE

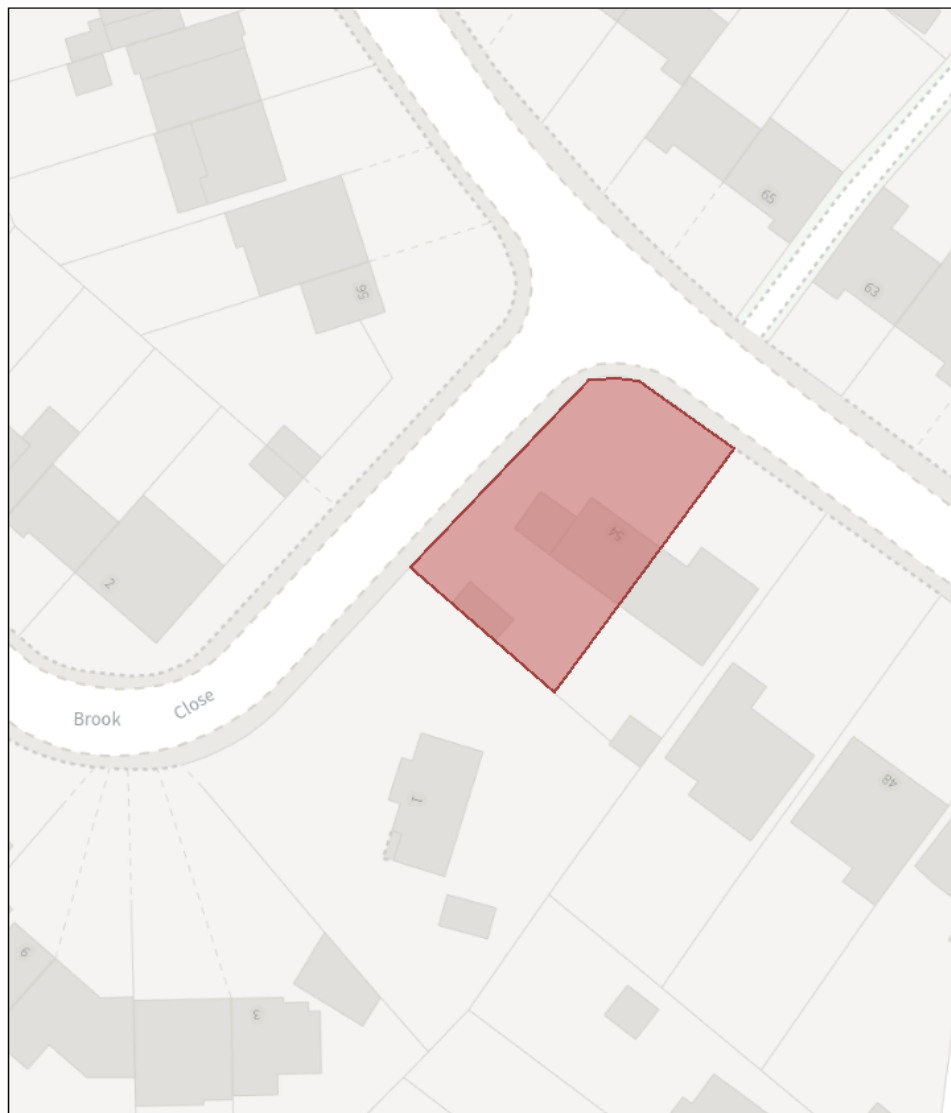
Proposal: Application for a certificate of lawfulness for the proposed rear outbuilding, following demolition of the existing garage.

SECOND SCHEDULE

Address: 54 Clifton Road, Wokingham, Wokingham, RG41 1NB

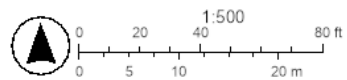
PLAN

260547 54 Clifton Road Wokingham Wokingham RG41 1NB



25/03/2026, 13:08:33

 District



Wokingham Internal
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Recommendation agreed:

BJC

Date: 16.04.26