

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250233

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 February 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 with changes to fenestration constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being/ being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This certificate is issued in respect of plans titled Proposed Ground Floor plan, Existing Ground Floor Plan, Location Plan, Site Plan, Existing Elevations and Proposed Elevations, received by the Local Planning Authority on 7/2/25 and 12/2/25

FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 50 Holmes Crescent, Wokingham, RG41 2SD

PLAN



Recommendation agreed: *MC*

Date: 05.03.2025