

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250906

Draft Recommendation: Wokingham Borough Council hereby certify that on 11 April 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 Application for a certificate of lawfulness for the proposed front and side garden wall constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the development is not in accordance with Schedule 2 (Part 2)(Class A) of the Order. The brick piers are above 1 metre in height and therefore the development is not in accordance with permitted development rights.

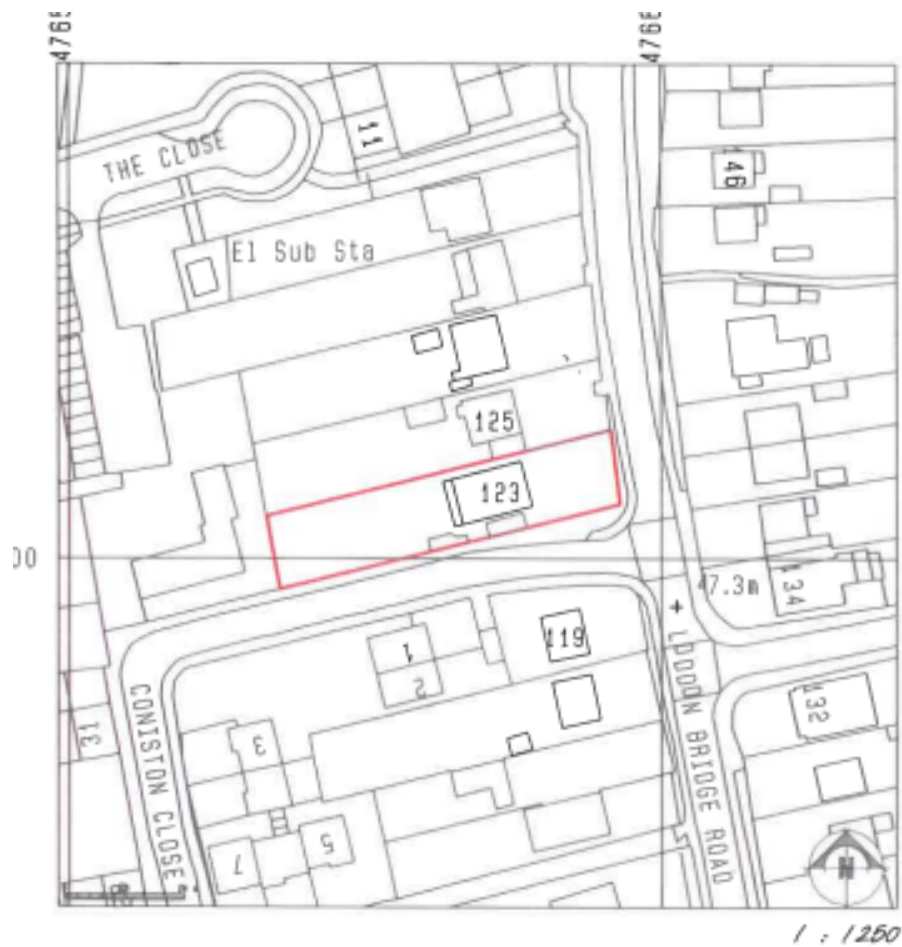
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed front and side garden wall.

SECOND SCHEDULE

Address: 123 Loddon Bridge Road, Woodley, Wokingham, RG5 4AG

PLAN



Location Plan

Recommendation agreed: *MC*

Date: 02.06.2025