

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250938

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 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 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 a single storey detached outbuilding 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 is issued in respect of plans titled and numbered Location Plan, Block Plan, 01 received by the Local Planning Authority on 15/04/2025.

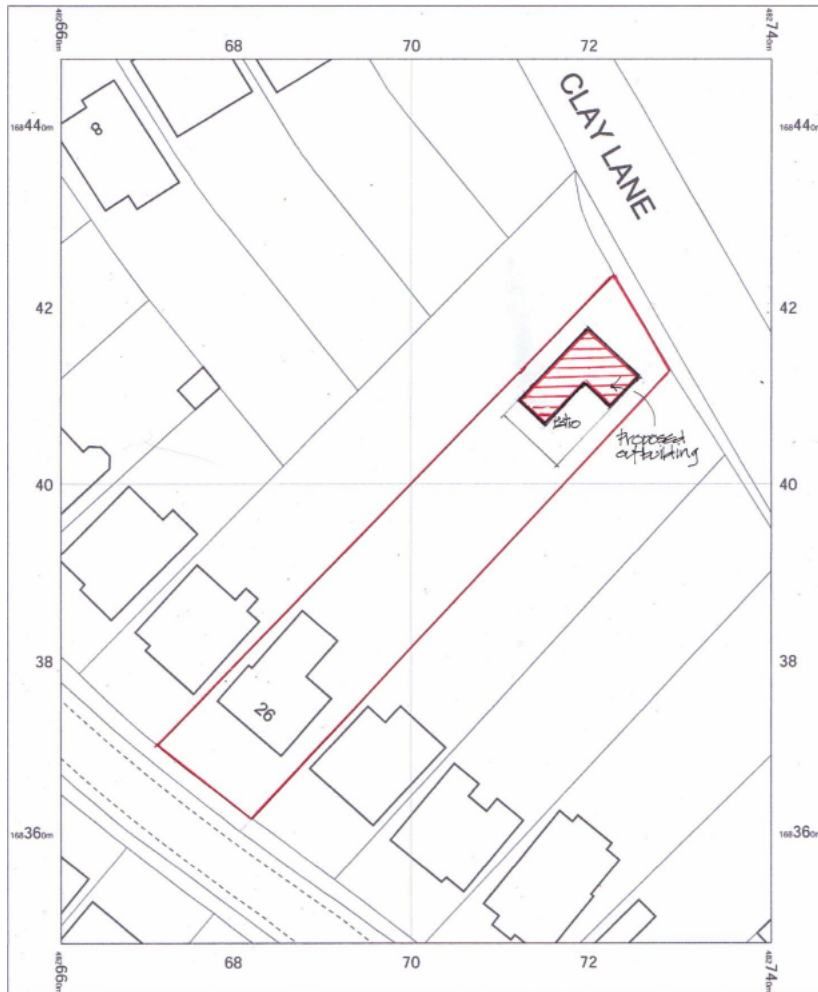
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey detached outbuilding.

SECOND SCHEDULE

Address: 26 Priest Avenue, Wokingham, RG40 2LX

PLAN



Recommendation agreed: *MC*

Date: 02.06.2025