

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260516

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 March 2026 (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 building to provide classrooms constitutes development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 7) (Class M) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: - The development is within the curtilage of an existing school, college, university, prison or hospital.

- The development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison, or hospital.

- Any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings.

- Any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.

- Where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site.

2. This Certificate/Decision is issued in respect of drawings numbered (240131-30-101 Rev:JW), (240131-10-300), (240131-40-102), (240131-40 -101), (240131-20-103) received by the Local Planning Authority on 02/03/2026, and (250155-10-000) received by the LPA on 17/03/2026.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a new single storey building.

SECOND SCHEDULE

Address: Waingels College, Waingels Road, Woodley, Wokingham, RG5 4RF

PLAN



Recommendation agreed:

Date: 30/04/26