

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260468

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 February 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 internal alterations to the existing garage do not constitute development requiring planning permission according to the definition of development under Section 55 of the Town and Country Planning Act 1990 and are compliant with the Town and Country Planning General Permitted Development Order 2015, Part 1, Class A.

Informatives

1. This Certificate is issued in respect of plan no's 26.33CA.P04v1 received by the Local Planning Authority on 24th February 2026 and 26.33CA.P08v2 and 26.33CA.P06v2 received by the local planning authority on 27th February 2026.

2. The garage will remain fully functional for vehicle parking, with no external alterations and no creation of habitable space.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for proposed internal alterations to the existing garage.

SECOND SCHEDULE

Address: 33 Chestnut Avenue, Wokingham, RG41 3HW

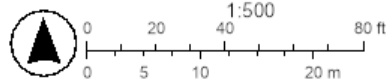
PLAN

33 Chesnut Avenue



22/04/2026, 16:50:55

□ District



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje' or similar, with a stylized, cursive script.

Date: 22/04/26