

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242987

Draft Recommendation: Wokingham Borough Council hereby certify that on 2 December 2024 (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 existing attached garage into habitable accommodation along with changes to fenestration and additional roof lights plus erection of pergola roof to the rear following demolition of the existing conservatory and existing outbuildings constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class E) of the Order and because condition 3 of consent 22628 restricts the conversion of the garage.

Informatives

1. This decision is issued in respect of plans titled/numbered (Location Plan) (24-01-P-151) (24-01-P-251) (24-01-P-150) (24-01-P-052) (24-01 -P-152) (24-01-P-250) (24-01-P-351) (24-01-P-151) received by the Local Planning Authority on 27/11/2024.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the existing attached garage into habitable accommodation along with changes to fenestration and additional roof lights plus erection of pergola roof to the rear following demolition of the existing conservatory and existing outbuildings.

SECOND SCHEDULE

Address: 145 Victoria Road, Wargrave, Wokingham, RG10 8AG

PLAN



Scale - 1:1250

HMM

Recommendation agreed:

Date: 23 January 2025