

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 243021

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 erection of a front infill extension, a single storey rear extension with 1 no. lantern rooflight and flue following removal of the existing conservatory, and part conversion of the garage to habitable accommodation plus changes to fenestration constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as the height of the eaves are not in accordance with Schedule 2 (Part 1) (Class A) of the Order and because condition 4 of consent 03138 restricts the conversion of the garage.

Informatives

1. This decision is issued in respect of plans titled/numbered (3219-11) (3219-202) (3219-203) (3219-210) received by the Local Planning Authority on 28/11/2024 & 02/12/2024.

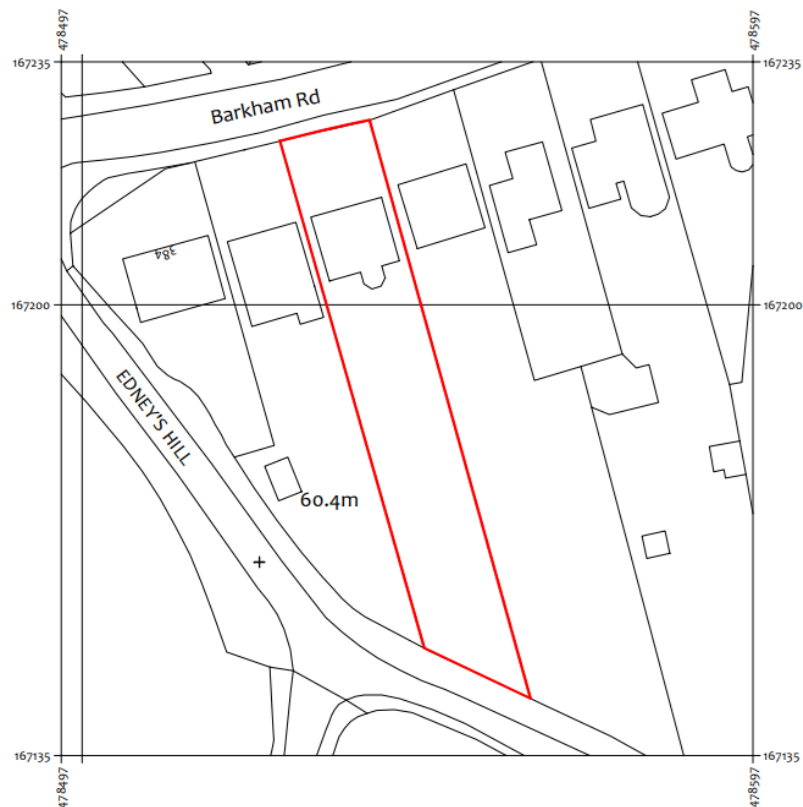
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a front infill extension, a single storey rear extension with 1 no. lantern rooflight and flue following removal of the existing conservatory, and part conversion of the garage to habitable accommodation plus changes to fenestration.

SECOND SCHEDULE

Address: 380 Barkham Road, Barkham, Wokingham, RG41 4DL

PLAN



Scale - 1:1250

JMM

Recommendation agreed:

Date: 22 January 2025