

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252229

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 September 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 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 existing detached garage to home office/ gym, plus the insertion of roof lights and 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, the proposal not being in accordance with Schedule 2 (Part 1) (Class E) of the Order. This is because Condition 2 under Planning Permission 00083 states that the garage hereby permitted shall be used only as a private garage for purposes ancillary to the use of the dwelling on the site as a dwelling. The garage shall not be used for business purposes.

Informatives

1. This decision is issued in respect of plans no. 15625-03 and 15625-04 received by the Local Planning Authority on 18th September 2025 and 15625-06 Rev A received by the Local Planning Authority on 24th September 2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of existing detached garage to home office/ gym, plus the insertion of roof lights and changes to fenestration.

SECOND SCHEDULE

Address: 177 Hyde End Road, Shinfield, Wokingham, RG2 9EP

PLAN

177 Hyde End Road



Recommendation agreed:

Age

Date: 13/11/25