

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252211

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 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 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 garden outbuilding 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 1) (Class E) of the Order.

Informatives

1. For the purpose incidental to the enjoyment of the main dwelling house.
2. This Certificate is issued in respect of plan no 11LC—LDC-01 received by the Local Planning Authority on 24th September 2025.

FIRST SCHEDULE

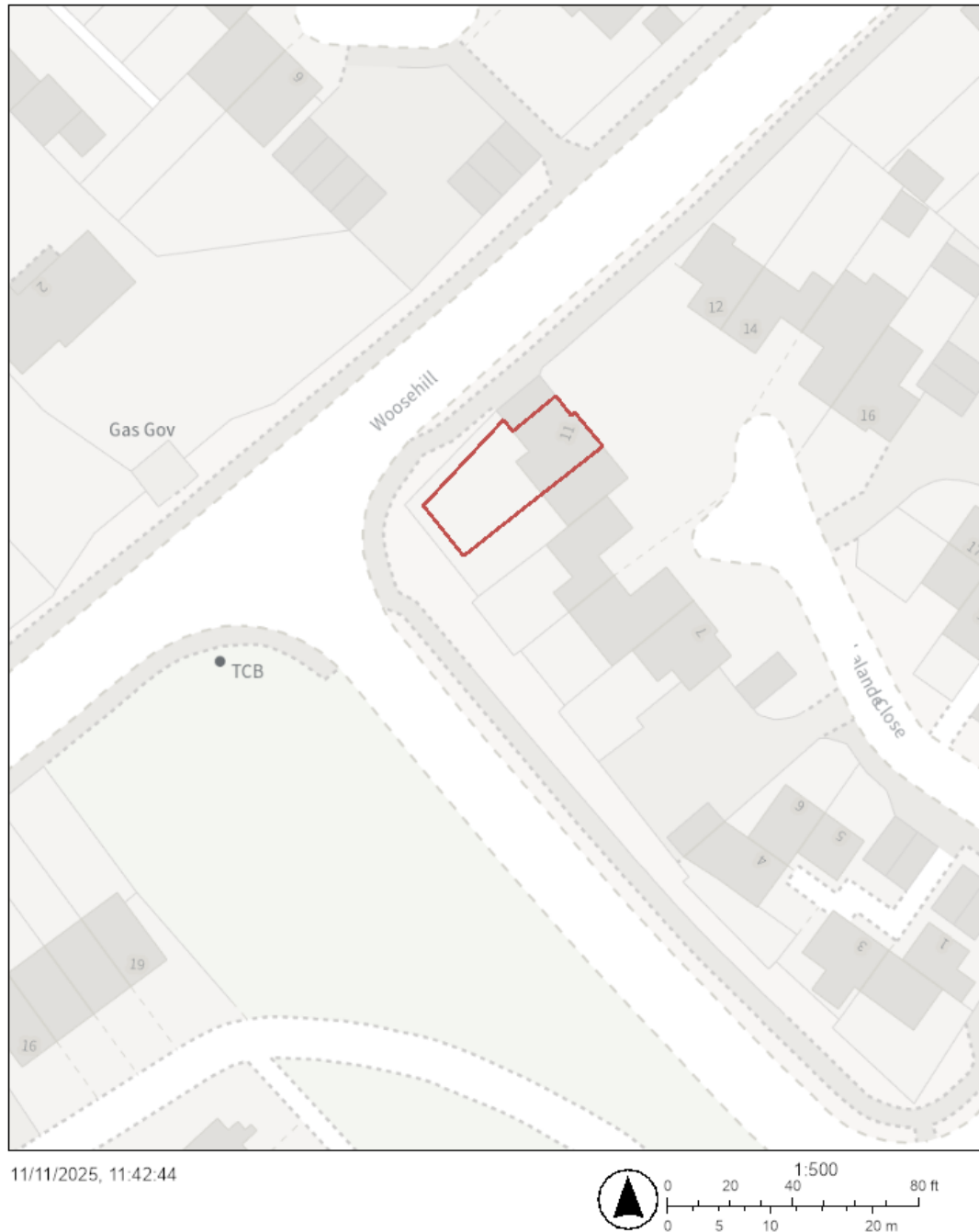
Proposal: Application for a certificate of lawfulness for the proposed erection of a garden outbuilding.

SECOND SCHEDULE

Address: 11 Lalande Close, Wokingham, Wokingham, RG41 3FZ

PLAN

11 Lalande Close



Recommendation agreed:

Aje

Date: 13/11/25