

## **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**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.

### **Informatics**

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**

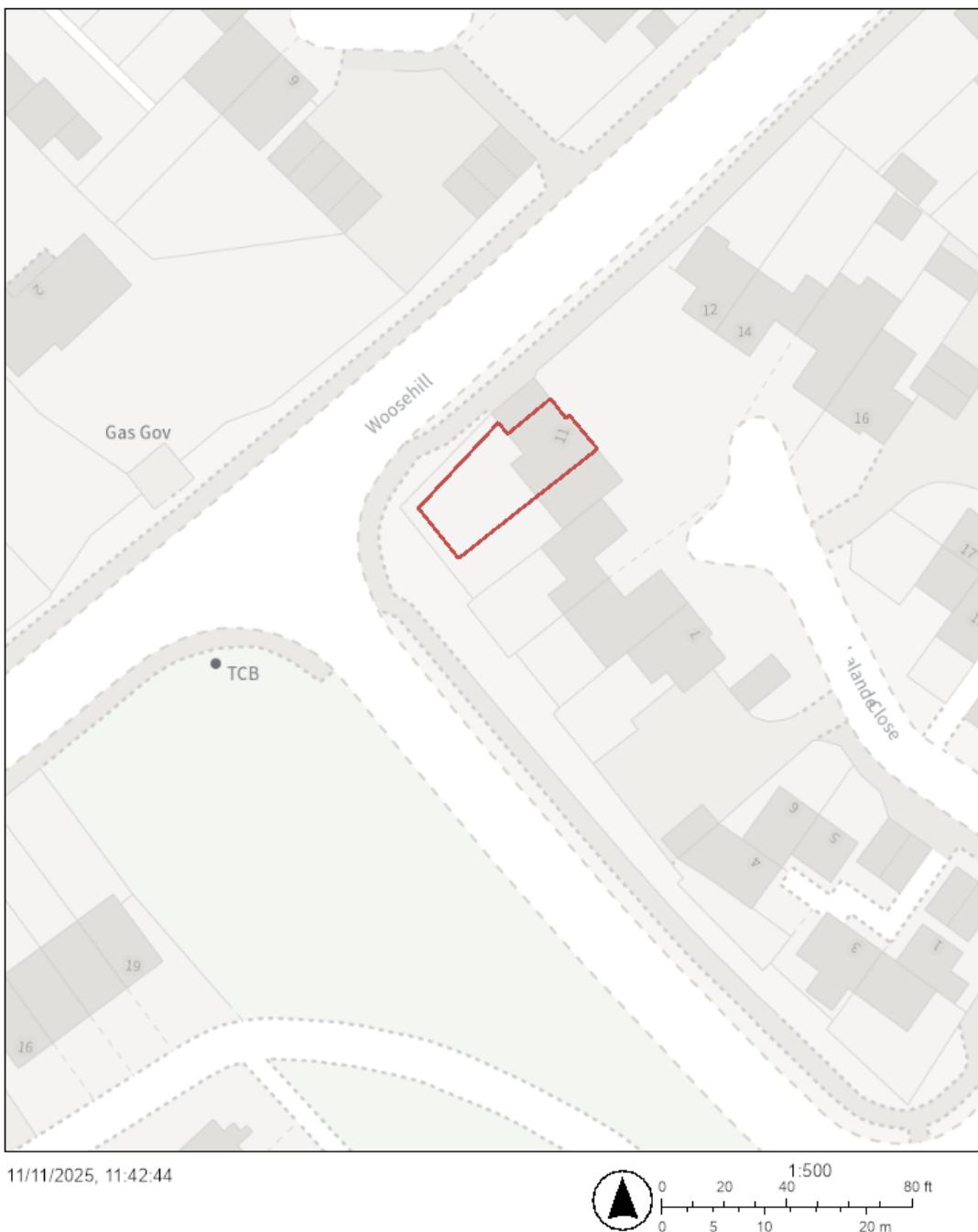
**Proposal:** Application for a certificate of lawfulness for the proposed erection of a garden outbuilding.

### **SECOND SCHEDULE**

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

## PLAN

11 Lalande Close



Wokingham Internal  
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Recommendation agreed:

*Aje*

Date: 13/11/25

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