

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 261356

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 July 2026 (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 boundary fence constitutes development, and this requires planning permission. The proposal complies with Schedule 2 (Part 2) (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, permission IS NOT available as the proposed fence would be forward of the principal elevation and would conflict with condition 11 and 12 of planning permission 04540.

Informatives

1. This Decision is issued in respect of plan no. TQRQM26157105714640 received by the Local Planning Authority on 8th June 2026 and A3-04b received by the Local Planning Authority on 30th July 2026.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed replacement of hedge to fence.

SECOND SCHEDULE

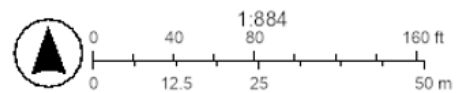
Address: 3 Willowside, Woodley, Wokingham, RG5 4HJ

PLAN

3 Willowside



22/09/2026, 15:49:23



Wokingham Internal
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Recommendation agreed: *MC*

Date: 24.09.2026