

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242286

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 September 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 have been lawful** within the meaning of Section 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 provision of hardstanding to the front of the dwellinghouse constitutes development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposal being in accordance with Schedule 2 (Part 1) (Class F) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following:

Where the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

2. This Certificate is issued in respect of plan no D2988-01: Existing & Proposed Site Plan received by the Local Planning Authority on 04/09/2024.

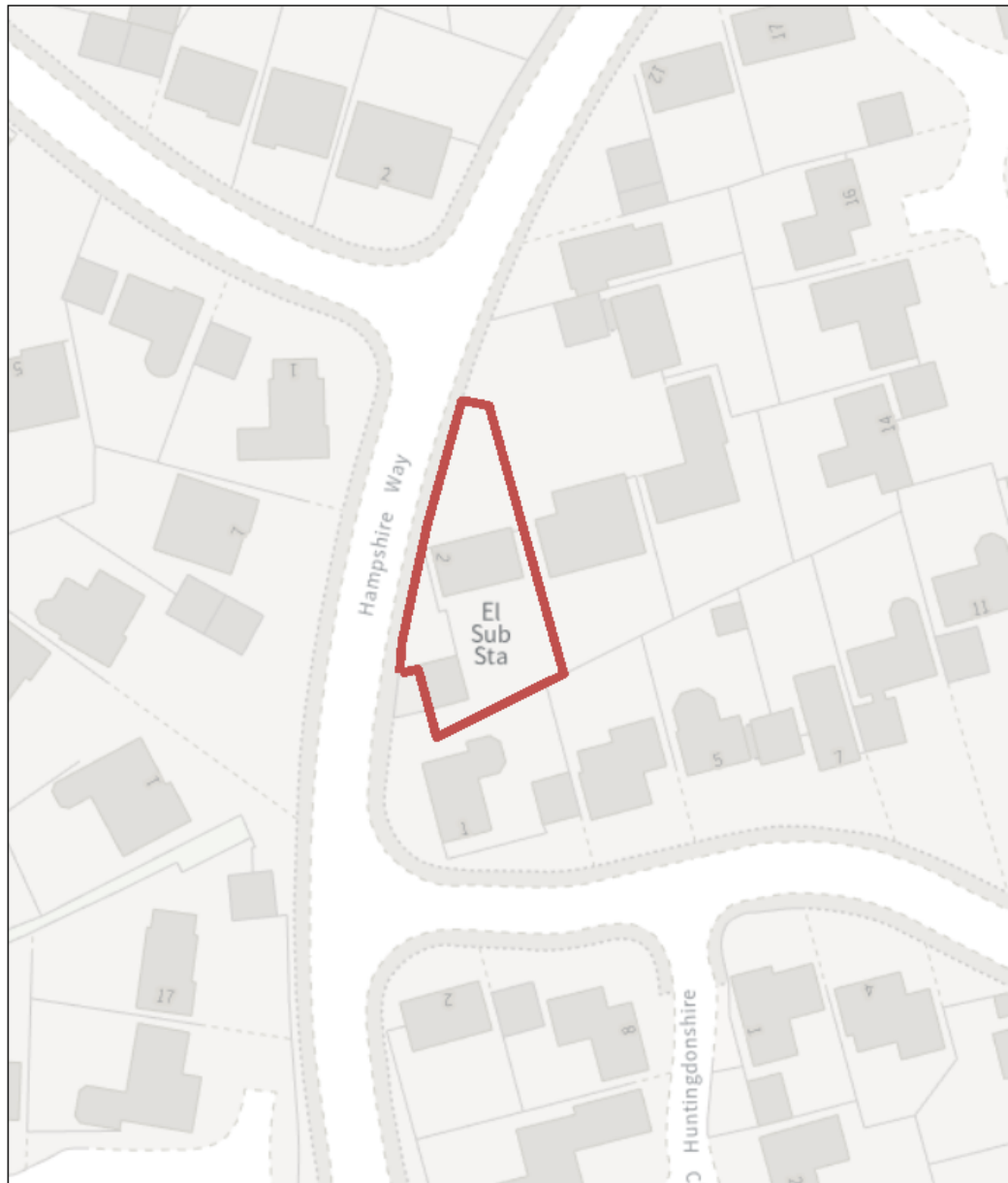
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of porous hard standing in the front garden.

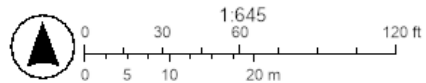
SECOND SCHEDULE

Address: 2 Hampshire Way, Wokingham, RG41 3AX

ArcGIS Web Map



24/09/2024, 10:44:12



Wokingham Internal
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JMM

Recommendation agreed:

Date: 24 September 2024