

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252400

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 October 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 part conversion of the garage has not been substantially complete for more than four years prior to the change in legislation of s171B of the TCPA. The Council thus would have been in a position to take enforcement action on the date of the application and the development thus would not have been lawful.
2. Condition 4 of application 161189 requires that the garage accommodation on site remains available for parking of vehicles ancillary to the residential use of the site at all times and not be used for any business nor as habitable space. Therefore, the works cannot be considered as Permitted Development and planning permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015.

Informatives

1. This Certificate/Decision is issued in respect of drawings

numbered/titled (Location Plan), (TQRQM25283093117843), (20 Lawrence Place, Shinfield, Reading, RG2 9RS), received by the local planning authority on 03/10/2025 & 13/10/2025.

FIRST SCHEDULE

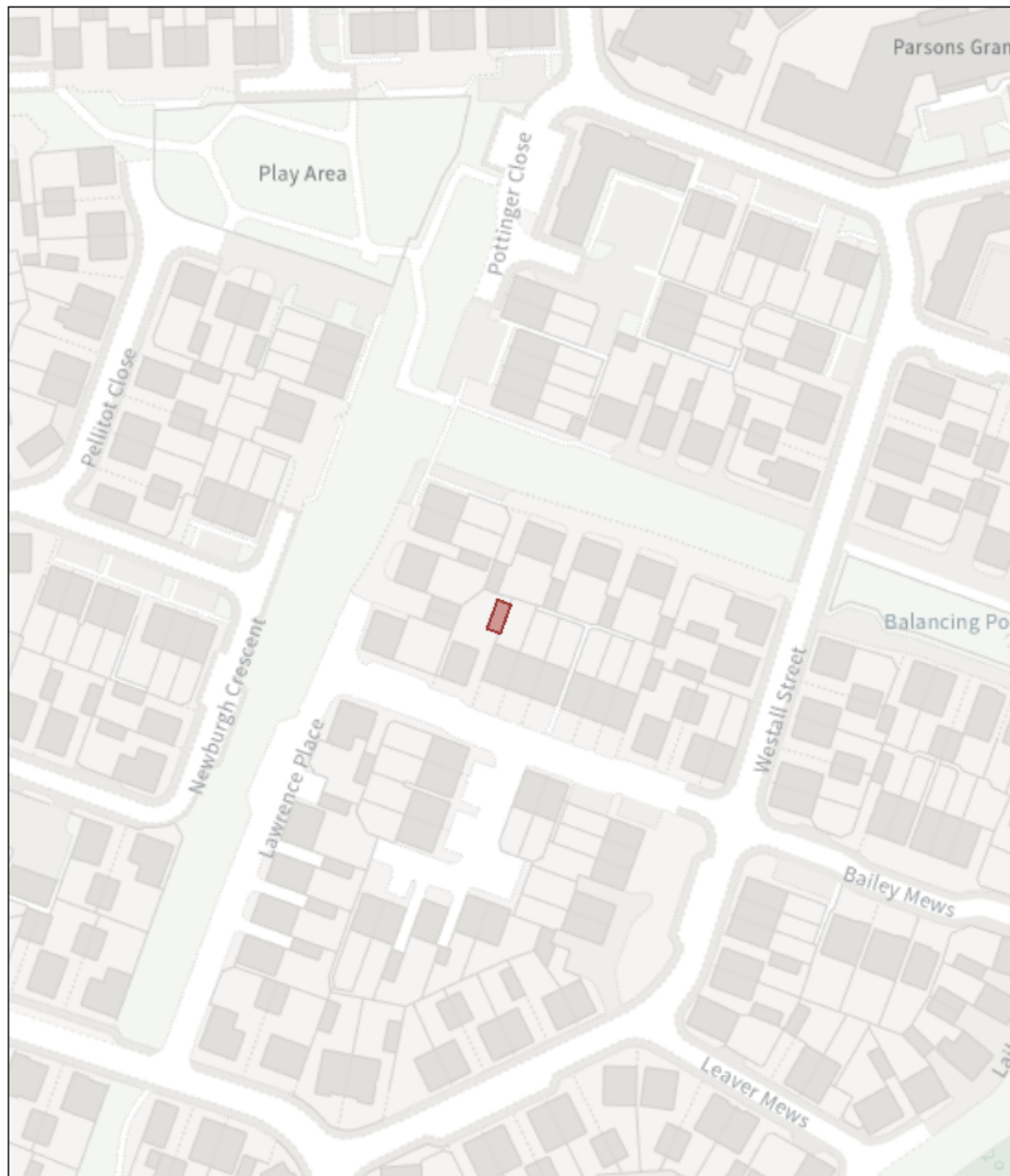
Proposal: Application for a certificate of existing lawful development for the partial conversion of a garage into an office along with changes to fenestration.

SECOND SCHEDULE

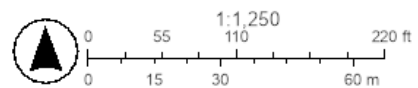
Address: 20 Lawrence Place, Shinfield, Wokingham, RG2 9RS

PLAN

20 Lawrence Place, Shinfield, RG2 9RS



03/12/2025, 10:51:07



Wokingham Internal
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Recommendation agreed:



Date: 04/12/25