

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250612

Draft Recommendation: Wokingham Borough Council hereby certify that on 14 March 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 detached 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.

The nearby trees are protected by a Tree Preservation Order and separate consent regarding works that will effect protected trees would likely be required.

The proposed installation of hardstanding to form an enlarged patio, constitutes development requiring planning permission. Permission is granted 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 F) of the Order.

Should any area of the patio be above 0.3m in height (when measure from the natural contours of the ground), it would be classed as a raised platform and would not be permitted development – planning permission would be required.

The nearby trees are protected by a Tree Preservation Order and separate consent regarding works that will effect protected trees would likely be required if the patio is within the Root Protection Area (RPA) of any protected Trees. The applicant is advised to undertake further investigation of the extent of the RPA of protected trees.

Informatives

1. This Certificate/Decision is issued in respect of plan labelled & no's Location Plan, 24/06/10, 24/06/11 A & 24/06/12 A received by the Local Planning Authority on 14/03/25.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of an outbuilding to rear and installation of hardstanding to form an enlarged patio.

SECOND SCHEDULE

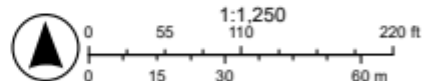
Address: 14 Heatherway, Crowthorne, Wokingham, RG45 6HG

PLAN

14 Heatherway, Crowthorne, Wokingham



02/05/2025, 09:17:28



Wokingham Internal
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Recommendation agreed: *HMM*

Date: 2 May 2025