

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260845

Draft Recommendation: Wokingham Borough Council hereby certify that on 20 April 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 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. There is no condition attached to the original planning permission restricting the use of the garage. The conversion of part of the garage to habitable accommodation ancillary to the dwelling does not therefore breach any planning condition. The works are internal and do not constitute development for the purposes of section 55 of the Town and Country Planning Act 1990. There has also been no material change of use. Accordingly, the conversion of part of the garage, as described, did not require planning permission, regardless of the length of time for which the use has occurred. The development described in the application is lawful

Informatives

1. This certificate is issued in respect of plans numbered (GL.004 Block Plan), (GL.005 Location Plan), (GL.002 Existing Ground Floor Plan), (GL.003 Proposed Ground Floor Plan), (GL.001 Existing Front Elevation)

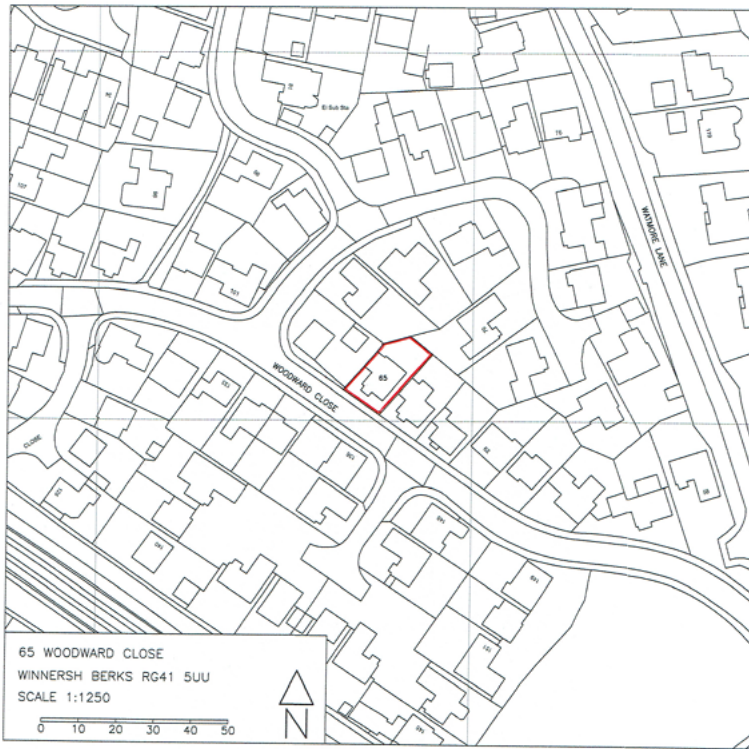
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the garage conversion to create habitable accommodation.

SECOND SCHEDULE

Address: 65 Woodward Close, Winnersh, Wokingham, RG41 5UU

PLAN



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Recommendation agreed: *MC*

Date: 12.06.2026