

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251607

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 July 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 proposed garage conversion and changes to fenestration constitute development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because Condition 4 of planning consent 33707 requires the garage to remain as a garage and Condition 5 of planning consent 33707 restricts alterations to fenestration.

Informatives

1. This Certificate/Decision is issued in respect of plan no's (25027.PP-07), (25027.PP-08), (25027.S.PP-04), (25027.S.PP-05), (25027.PP.06), received by the Local Planning Authority on 07/07/2025.

FIRST SCHEDULE

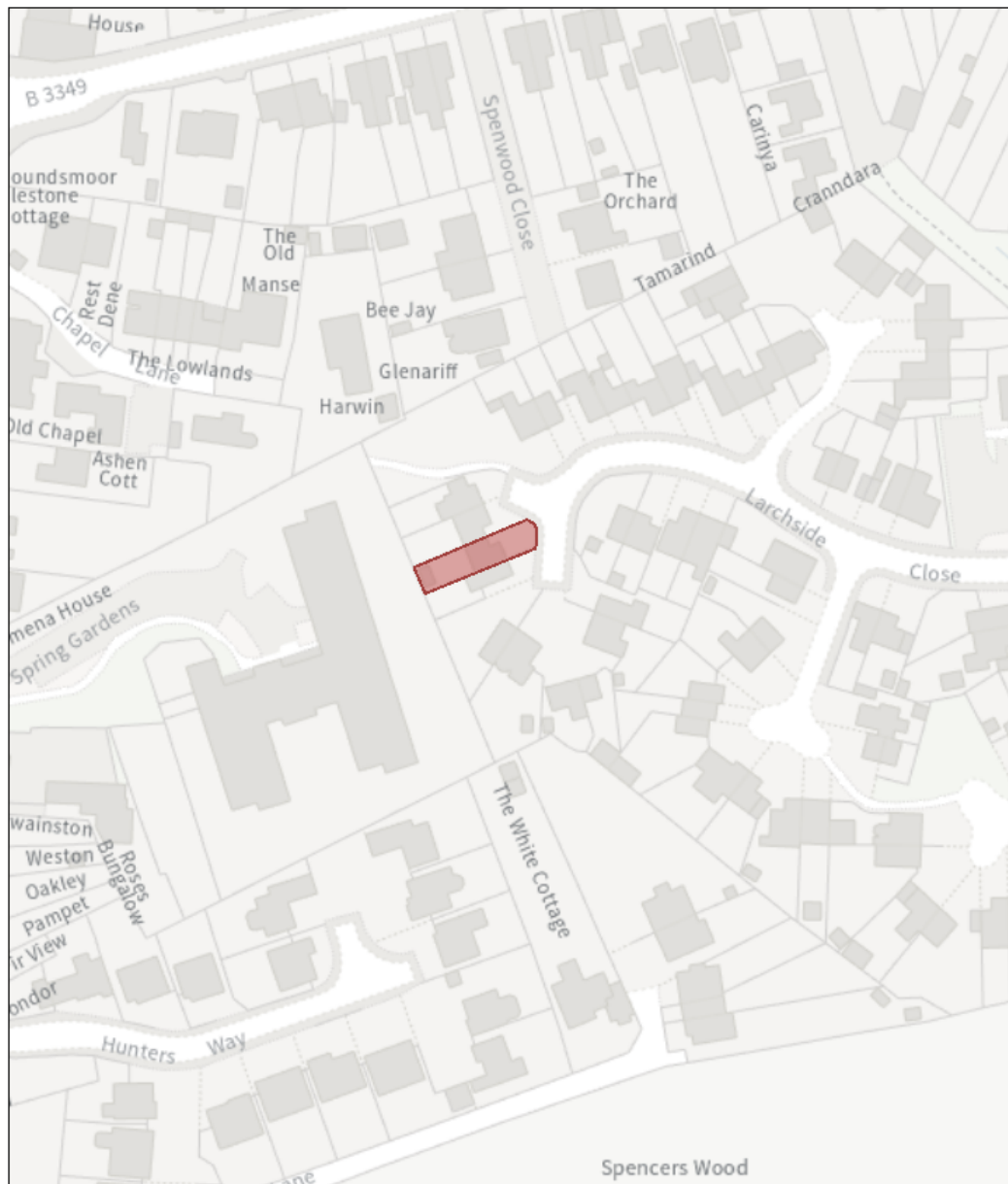
Proposal: Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation.

SECOND SCHEDULE

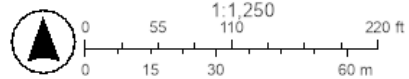
Address: 69 Larchside Close, Spencers Wood, Wokingham, RG7 1DS

PLAN

69 Larchside Close, Spencers Wood, RG7 1DS



01/09/2025, 13:50:58



Wokingham Internal
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Recommendation agreed: *HMM*

Date: 1 September 2025