

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250035

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 January 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 conversion of the existing garage into habitable accommodation constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015; because Condition 9 of consent 20580 requires that the garage be used as a domestic garage only and not used for any other purpose.

Informatives

1. This Certificate/Decision is issued in respect of plan no's (LBA 4030 - 03/LB), (LBA 4030 - 02/LB), received by the Local Planning Authority on 09/01/2025.

FIRST SCHEDULE

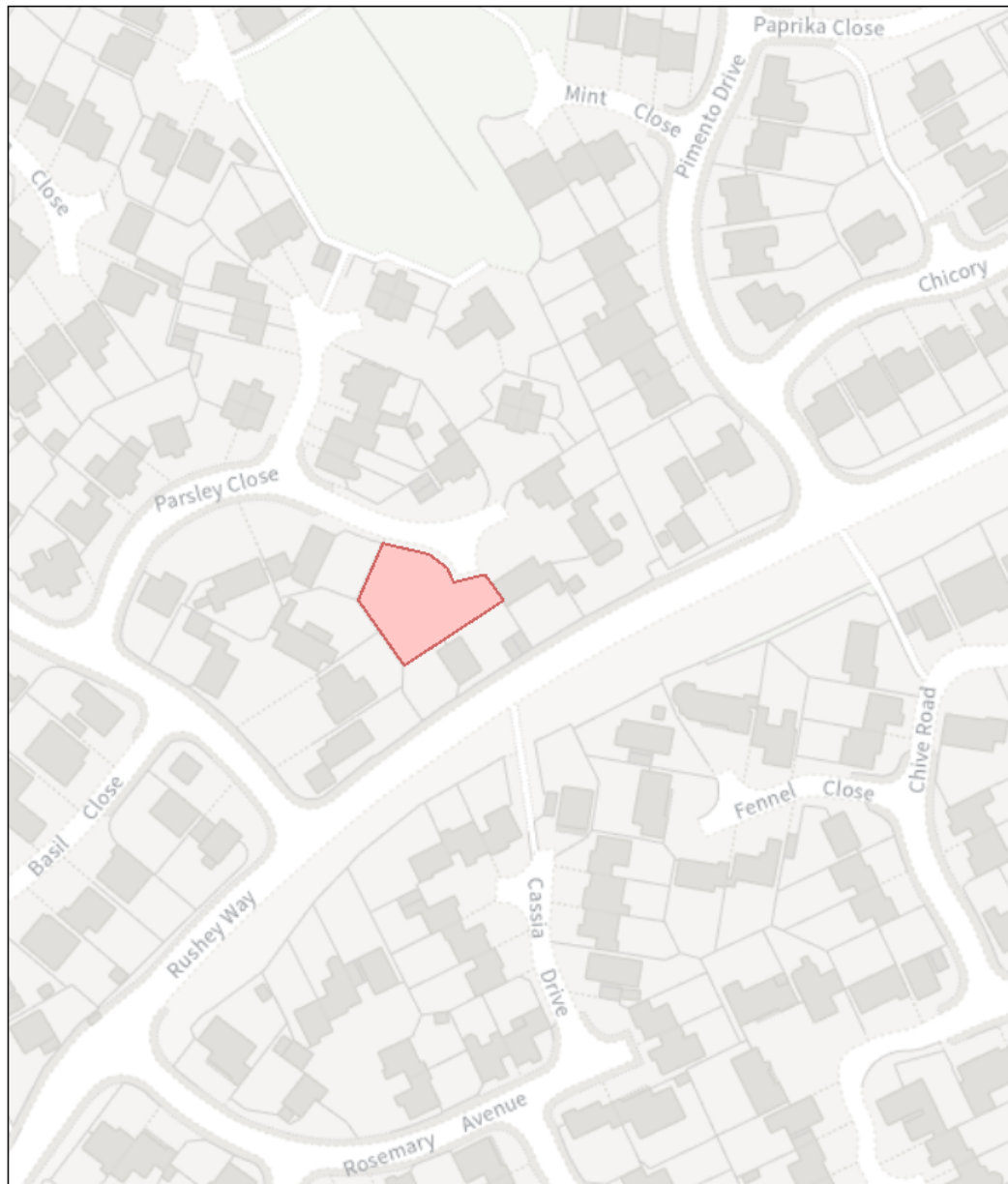
Proposal: Application for a certificate of lawfulness for the proposed conversion of the existing detached double garage into habitable accommodation along with changes to fenestration for use ancillary to the main dwelling.

SECOND SCHEDULE

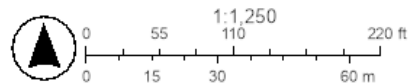
Address: 38 Parsley Close, Earley, Wokingham, RG6 5GN

PLAN

38 Parsley Close, Earley, Wokingham, RG6 5GN



06/03/2025, 11:29:42



Wokingham Internal
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Recommendation agreed: *MC*

Date: 06.03.2025