

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 241839

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 July 2024 (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 an outbuilding to form a study / gym / games room 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.

Informatives

1. This Certificate/Decision is issued in respect of plans numbered (3), (1), (2), received by the Local Planning Authority on 18/07/2024 & 22/07/2024.

FIRST SCHEDULE

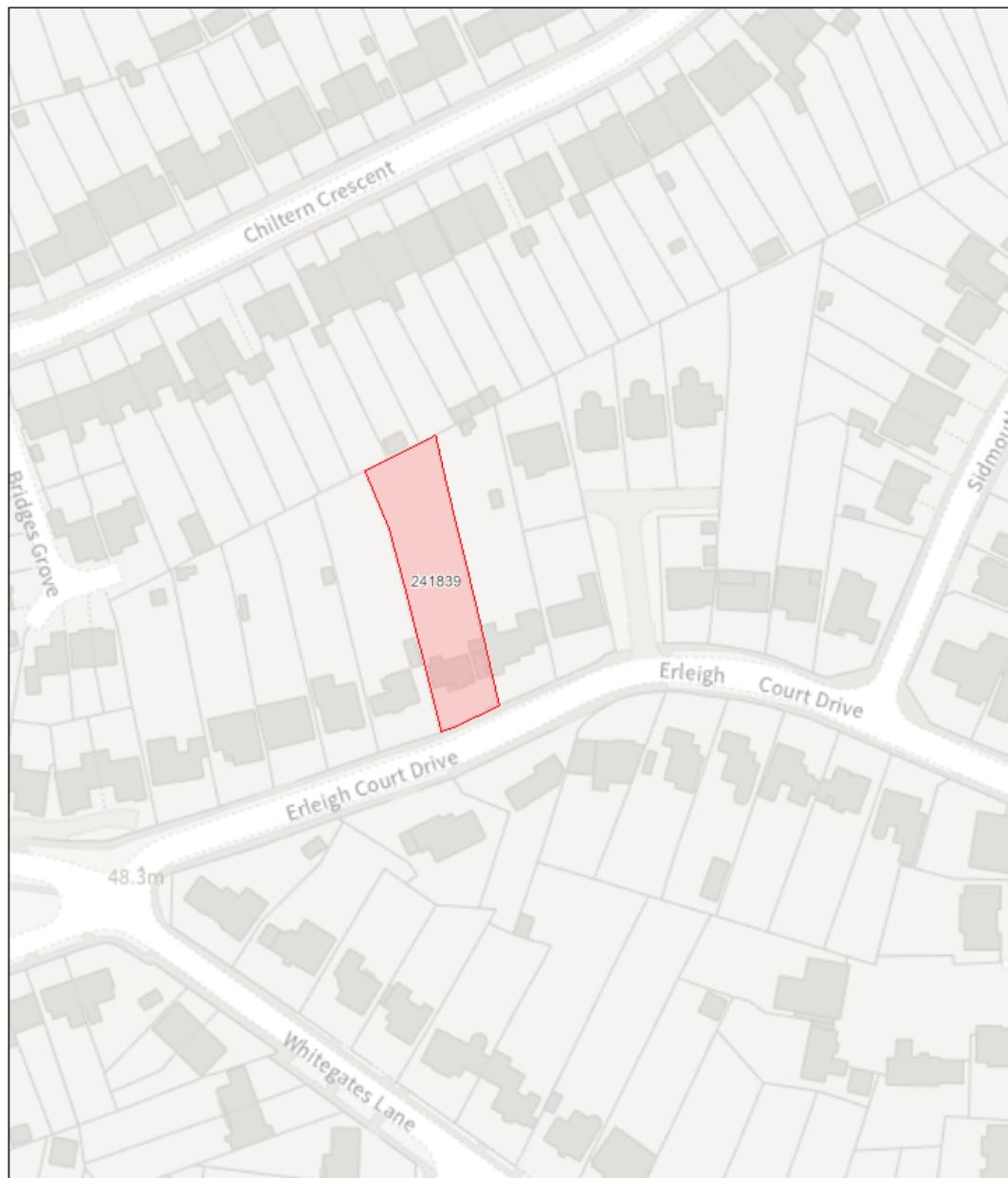
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding.

SECOND SCHEDULE

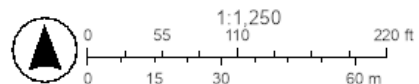
Address: 11 Erleigh Court Drive, Earley, Wokingham, RG6 1EB

PLAN

11 Erleigh Court Drive, Earley, Wokingham, RG6 1EB



13/09/2024, 11:18:16



Wokingham Internal
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Recommendation agreed:



Date: 13/09/24