

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242257

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 September 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 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 internal storage area to create additional habitable accommodation with fenestration changes 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 2 of planning consent 07769 restricts permitted development rights.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered CROWTHER-0824-01, CROWTHER-0824-02, CROWTHER-0824-03 and CROWTHER- 0824-05 received on 3 September 2024.

FIRST SCHEDULE

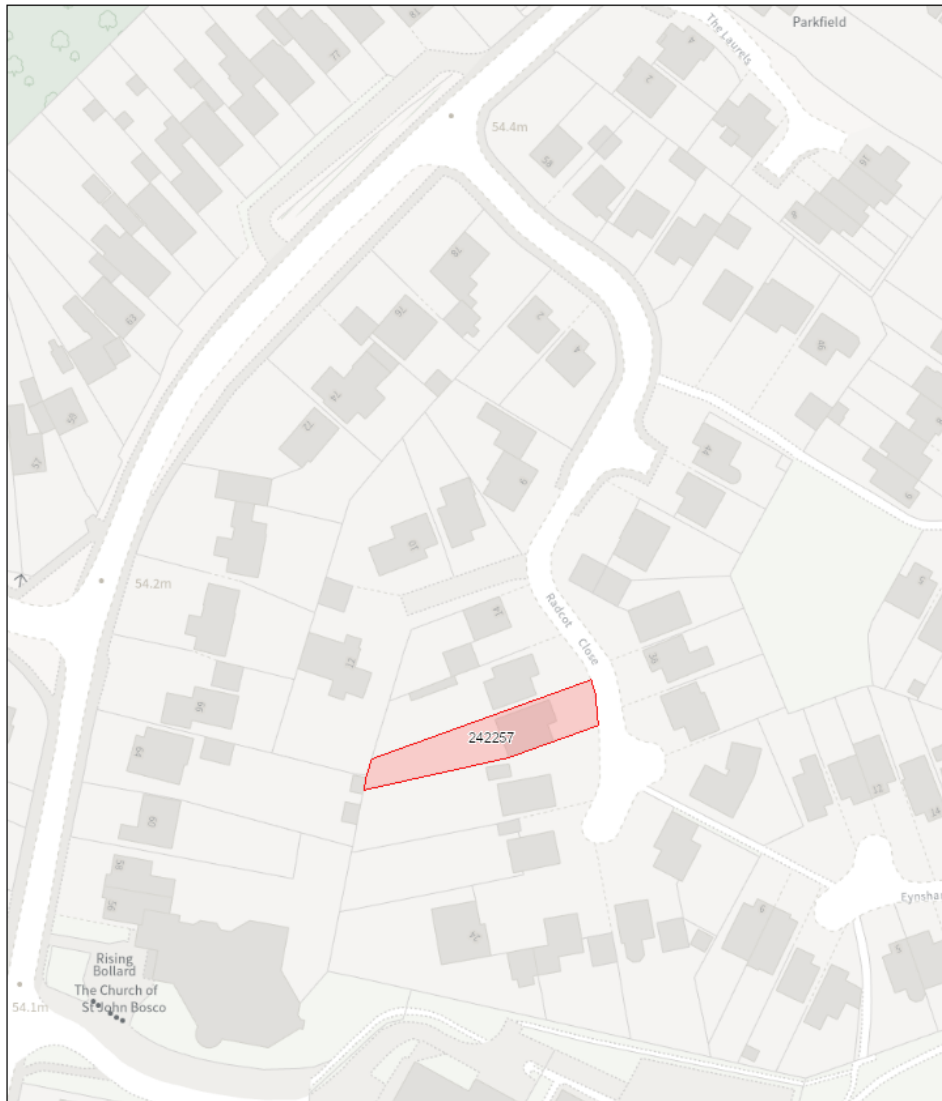
Proposal: Application for a certificate of lawfulness for the proposed conversion of the existing integral storage area into a study room along with changes to fenestration.

SECOND SCHEDULE

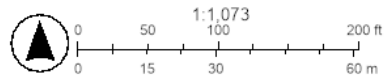
Address: 18 Radcot Close, Woodley, Wokingham, RG5 3BG

PLAN

242257 - 18 Radcot Close, Woodley, RG5 3BG



18/10/2024, 12:40:45



Wokingham Internal
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Recommendation agreed:

Date: 18/10/24