

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252681

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 November 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 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 5 of planning consent 122000 restricts to remain as a domestic garage only and be kept available for parking of vehicles ancillary to the residential use of the site at all times.

Informatives

1. This certificate is issued in respect of plans numbered 12825-01, (Block and Location Plans), 12825-02, (Existing and Proposed Ground Floor Plans and Front Elevations). Received by the Local Planning Authority on 04/11/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

Address: 12 Farriers Close, Woodley, Wokingham, RG5 3DD

PLAN



LOCATION PLAN

SCALE 1:1250

Recommendation agreed: *MC*

Date: 18.11.2025