

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 252056

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 October 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 to create habitable accommodation along with 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, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order. This is because Condition 4 under Planning Permission 07101 states that the garages hereby permitted shall be built concurrently with the dwellings on the site and no dwelling shall be occupied until its garage has been built. The garages shall be used as domestic garages only and shall not be used for business purposes. Furthermore, the garages shall not be converted into living accommodation without the prior permission of the District Planning Authority.

Informatives

1. This decision is issued in respect of plans no. 01 and 101 received by the Local Planning Authority on 7th October 2025.

FIRST SCHEDULE

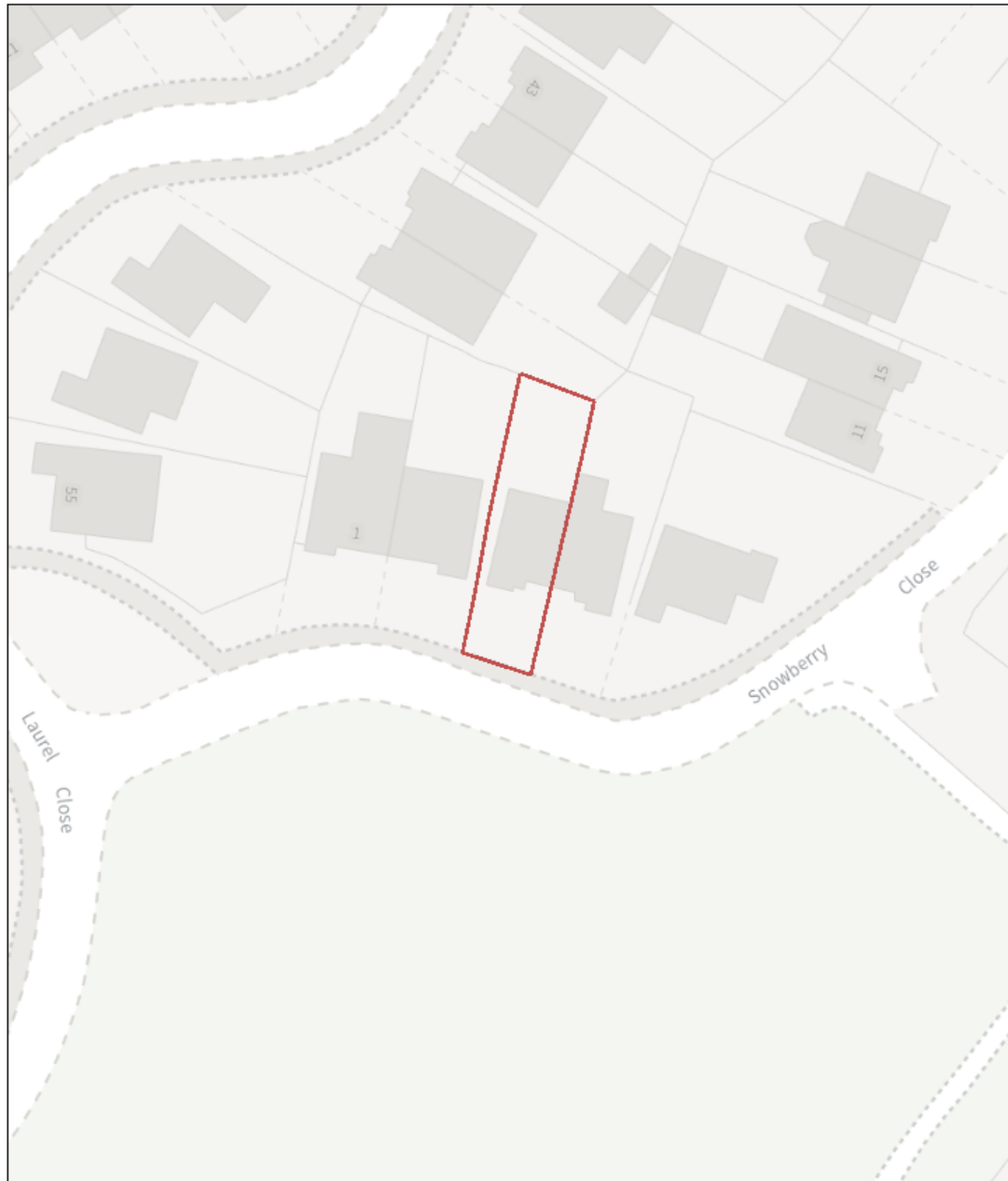
Proposal: Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation along with changes to fenestration.

SECOND SCHEDULE

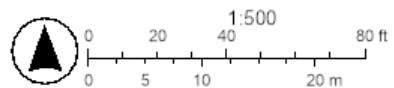
Address: 5 Snowberry Close, Wokingham, RG41 4AQ

PLAN

5 Snowberry Close



19/11/2025, 15:39:40



Wokingham Internal
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Recommendation agreed:



Date: 20/11/25