

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242884

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 November 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 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. In reaching its decision the Council has used the following plans: Proposed Outbuilding (Drawing No. 20), Existing Location Plan (Drawing No. 04) and Proposed Block Plan (Drawing No. 16).

2. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

FIRST SCHEDULE

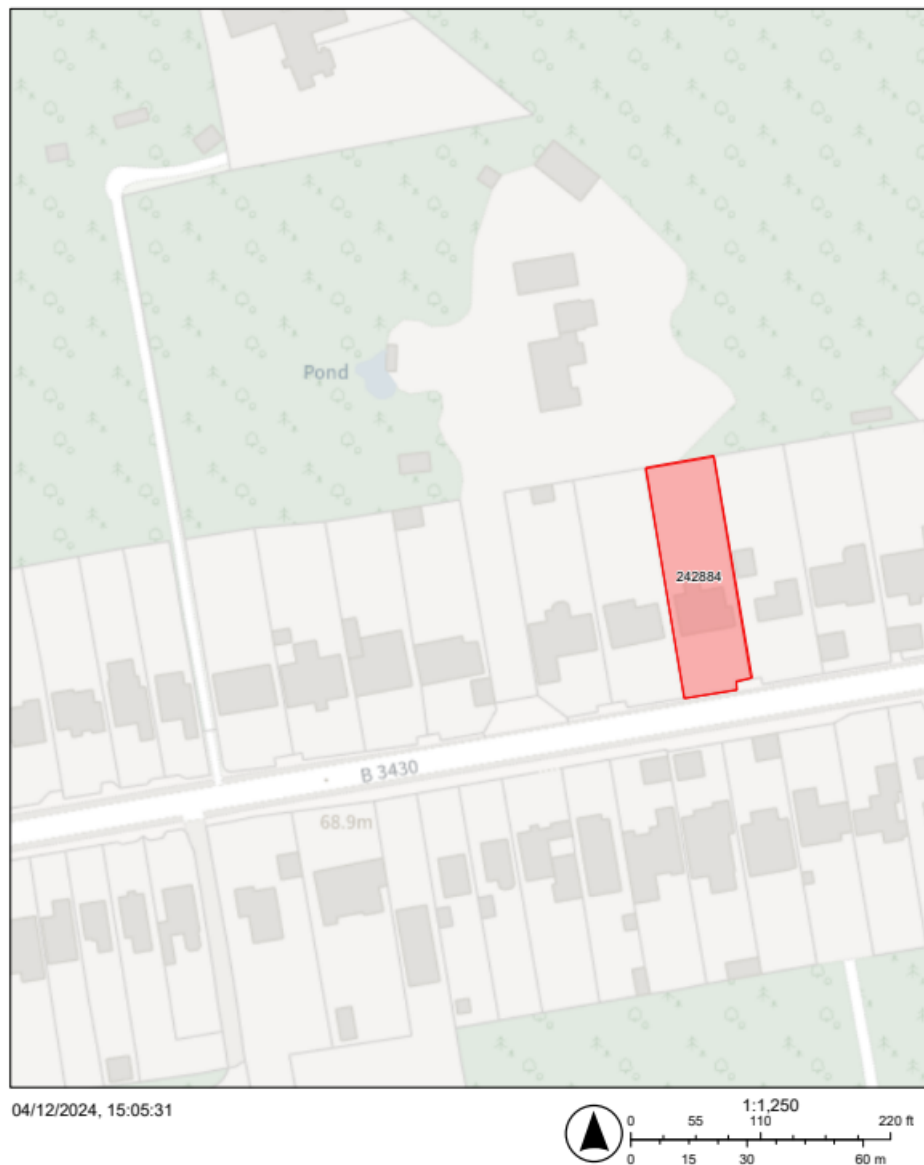
Proposal: Application for a certificate of lawfulness for the proposed erection of an outbuilding to rear.

SECOND SCHEDULE

Address: 343 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH

PLAN

343 NINE MILE RIDE, FINCHAMPSTEAD, RG40 3NH



Recommendation agreed:

Aje

Date: 05/12/24