

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250851

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 April 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 boundary fence constitutes development requiring planning permission. The proposal complies with Schedule 2 (Part 2) (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, permission IS NOT available as the boundary treatment would not be maintained in the approved form, and this is secured via condition 7 of planning permission 072458.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (Site Plan/Block Plan), (050_A), (051_A), received by the Local Planning Authority on 02/04/2025 & 07/04/2025.

FIRST SCHEDULE

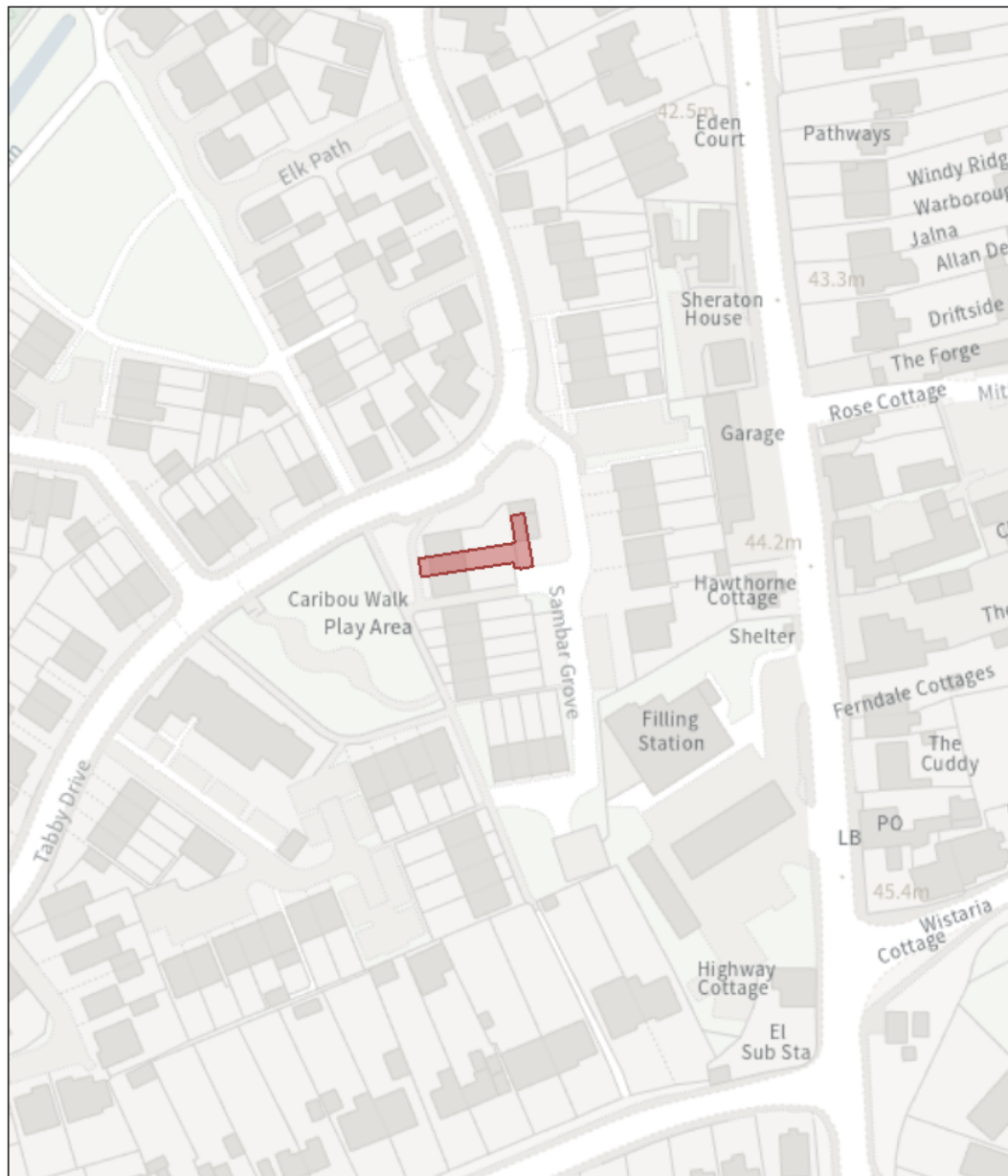
Proposal: Application for a certificate of lawfulness for the proposed erection of a fence to the front garden and retention of the existing hedge.

SECOND SCHEDULE

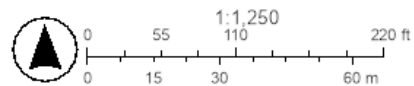
Address: 37 Caribou Walk, Three Mile Cross, Wokingham, RG7 1WR

PLAN

37 Caribou Walk, Three Mile Cross, RG7 1WR



29/05/2025, 11:34:04



Wokingham Internal
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Recommendation agreed:

Date: