

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250833

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 excavation and reconstruction of part of the existing access road, including installation of surface water drainage and erection of street lighting constitutes development and thus requires planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 9) (Class E) of the Order.

Informatives

1. This decision is issued in respect of the application form and the plans numbered (08147-CL-C-0100) (08147-CL-C-0101), received by the Local Planning Authority on 31/03/2025 & 03/04/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed excavation and reconstruction of part of the existing access road, including installation of surface water drainage and erection of street lighting.

SECOND SCHEDULE

Address: Lord Harris Court, Mole Road, Sindlesham, Wokingham, RG41 5EA

PLAN



Scale - 1:250

Recommendation agreed: *HMM*

Date: 29 May 2025