

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251796

Draft Recommendation: Wokingham Borough Council hereby certify that on 31 July 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 erection of a detached garage 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 E) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered 25/971-01, 25/971-02 and 25/971-03 on 28/07/2025 and 31/07/2025.

FIRST SCHEDULE

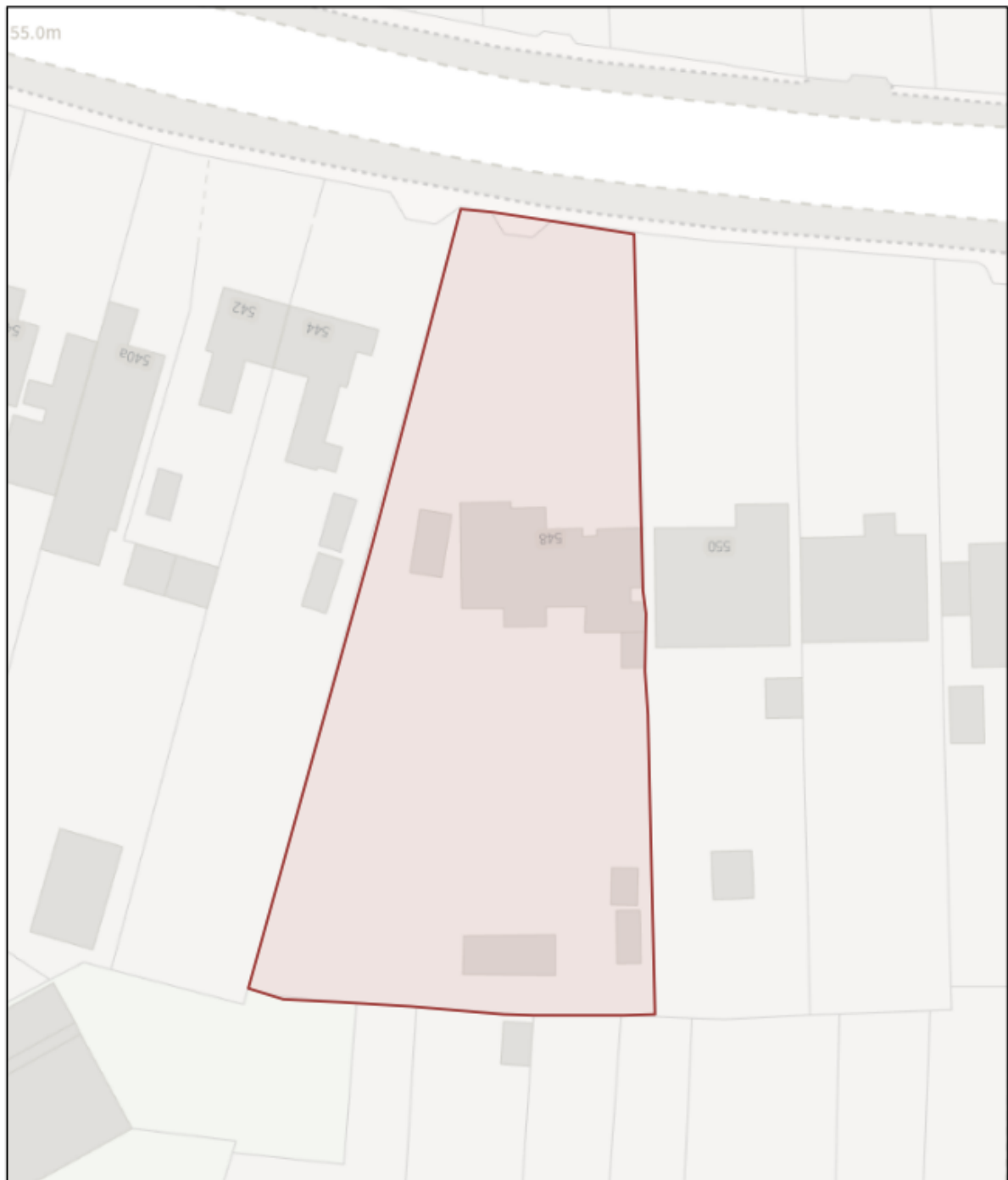
Proposal: Application for a certificate of lawfulness for the proposed erection of a detached garage following demolition of existing pre-fab garage.

SECOND SCHEDULE

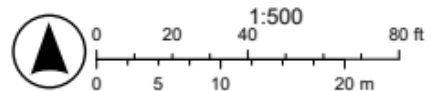
Address: 548 Wokingham Road, Earley, Wokingham, RG6 7JB

PLAN

251796 548 Wokingham Road, Earley



22/09/2025, 17:18:28



Recommendation agreed:

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Date: 23.9.25