

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242687

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 October 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 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 into habitable accommodation constitutes development requiring planning permission. Permission is not granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because conditions 6 of consents F/2000/1994 & F/2001/4715 restrict the conversion of the garage.

Informatives

1. This decision is issued in respect of plans numbered/titled (22410-4 02) (Site Plan) (Location Plan), received by the Local Planning Authority on 24/10/2024 & 23/10/2024.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed garage conversion into habitable accommodation.

SECOND SCHEDULE

Address: 3 Bushell Way, Arborfield, Wokingham, RG2 9FQ

PLAN



Scale - 1:1250

HMM

Recommendation agreed:

Date: 6 December 2024