

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252141

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 September 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 part garage conversion constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 because condition no.4 of Planning Application ref 20181 requires that the garage is maintained for vehicle parking only.

Informatives

1. This decision is in respect of the drawings and plans titled and numbered 01, 02B, 07 and 08 received by the Local Planning Authority on 09/09/2025 and 25/09/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed partial garage conversion to create habitable accommodation.

SECOND SCHEDULE

Address: 55 Ashdale Park, Crowthorne, Wokingham, RG40 3QS

PLAN



Recommendation agreed: *MC*

Date: 17.11.2025