

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251929

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 August 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 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 outbuilding to form a home office constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1)(Class E) of the Order.

The application site is located in a Tree Preservation Order woodland, separate consent regarding works that will effect protected trees would likely be required.

Informatives

1. This Certificate/Decision is issued in respect of plan labelled Location Plan, Site Plan and Proposed Plan and Elevations received by the Local Planning Authority on 11/08/25 & 29/08/25.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a detached outbuilding to form a home office.

SECOND SCHEDULE

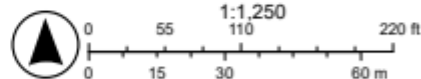
Address: 12 Burgess Close, Woodley, Wokingham, RG5 3LJ

PLAN

12 Burgess Close, Woodley, Wokingham



22/10/2025, 12:45:12



Wokingham Internal
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Recommendation agreed:

JMM

Date: 22 October 2025