

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 250225

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 30 January 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 an outbuilding to form a garage/store, an office, a gym/games room, and a shower room 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.

## **Informatives**

1. This Certificate/Decision is issued in respect of plans numbered (2502 PL101), (2502 PL102), (2502 PL103), (2502 PL104), received by the Local Planning Authority on 30/01/2025.

## **FIRST SCHEDULE**

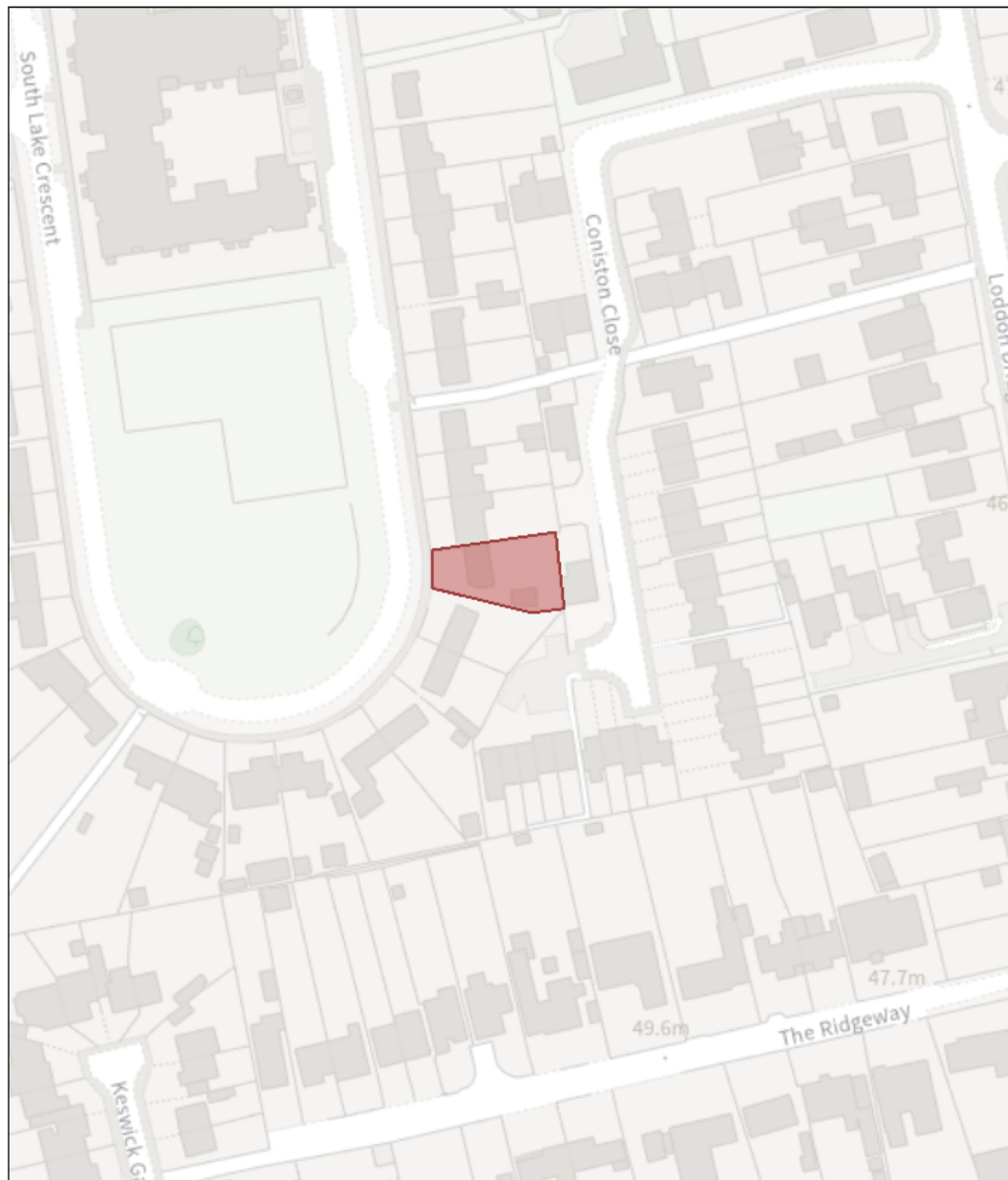
**Proposal:** Application for a certificate of lawfulness for the proposed erection of an outbuilding, and demolition of the existing outbuilding.

## **SECOND SCHEDULE**

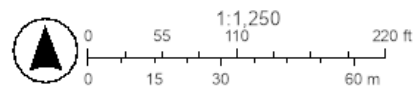
**Address:** 42 South Lake Crescent, Woodley, Wokingham, RG5 3QJ

## PLAN

42 South Lake Crescent, Woodley, RG5 3QJ



27/03/2025, 09:12:58



Wokingham Internal  
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:

Date: 27/03/25