

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242163

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 August 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 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 conversion of garage and changes to fenestration 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 A) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This Certificate/Decision is issued in respect of plan no's AS02524- LP01, AS02524-BP01, AS02524-01 REV A, AS02524-02 REV A, AS02524-03 REV A & AS02524-04 REV A received by the Local Planning Authority on 23/08/24.

FIRST SCHEDULE

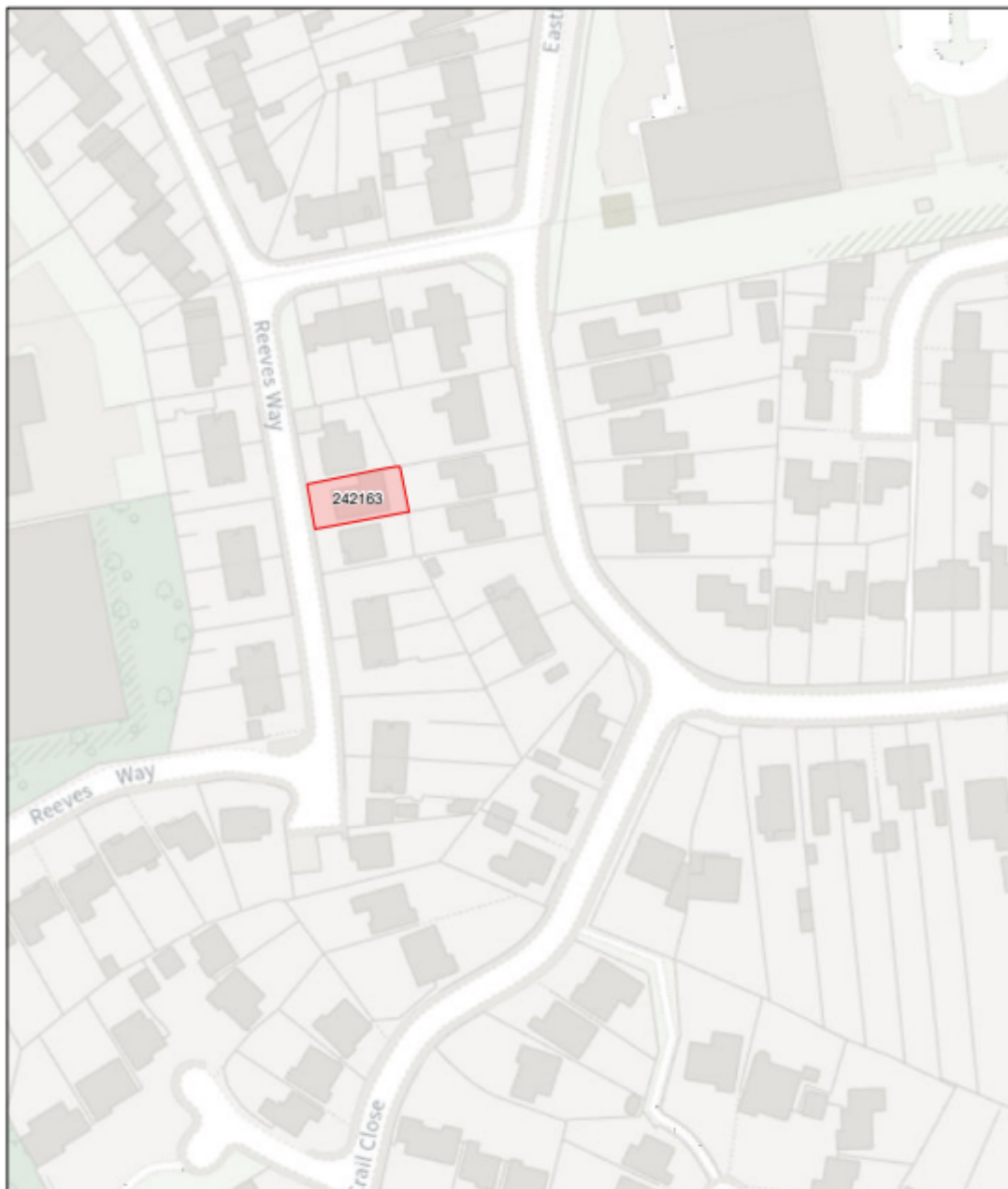
Proposal: Application for a certificate of lawfulness for the proposed conversion of garage and changes to fenestration.

SECOND SCHEDULE

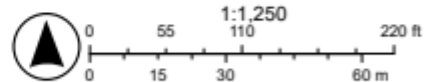
Address: 23b Reeves Way, Wokingham, RG41 2PS

PLAN

23b Reeves Way, Wokingham



14/10/2024, 12:08:48



Wokingham Internal
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Recommendation agreed: *MC*

Date: 15.10.2024