

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



**Application Number:** 242109

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 18 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 erection of a outbuilding incidental to the use of a dwellinghouse 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 drawings numbered 24/90-01 Rev.A and 24/907-02 Rev.A received on 9 September 2024.

2. This Lawful Development Certificate only relates to the provision of an outbuilding incidental to the enjoyment of the residential dwelling located on the site. Any material change in use of the outbuilding, or alterations, additions or extensions to the outbuilding to facilitate a material change in use, would not be in accordance with the Town and Country Planning (General Permitted Development) Order 2015 and would require full consent from the Council prior to commencement.

3. The erection of a timber cladded outbuilding within 1 metre of the site's boundaries may require seperate Building Regulation approval. The applicant is advised to contact the Council's Building Control Team - [help@bcsolutions.org.uk](mailto:help@bcsolutions.org.uk)

## **FIRST SCHEDULE**

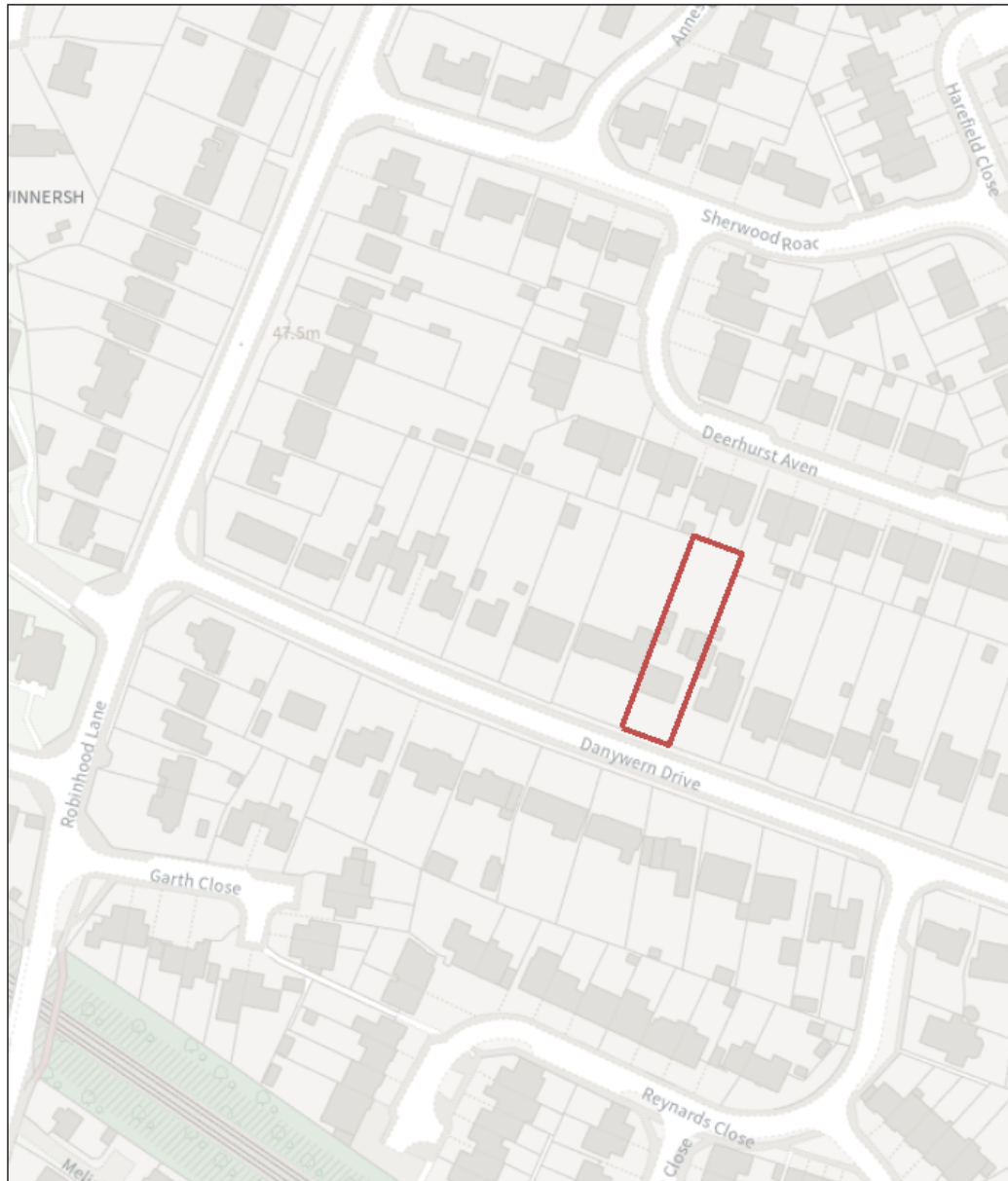
**Proposal:** Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding incidental to the use of a dwellinghouse.

## **SECOND SCHEDULE**

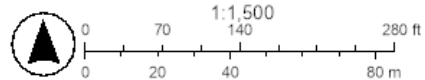
**Address:** 18 Danywern Drive, Winnersh, Wokingham, RG41 5NR

## **PLAN**

242109 - 18 Danywern Drive, Winnersh, RG41 5NR



08/10/2024, 11:57:22



Wokingham Internal  
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Recommendation agreed:

Date: 08/10/24