

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251914

Draft Recommendation: Wokingham Borough Council hereby certify that on 8 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 garage conversion to create habitable accommodation, plus changes to fenestration and addition of no. 1 rooflight 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. This Certificate is issued in respect of plan no 2529 04 and 2529 SK01A received by the Local Planning Authority on 8th August 2025.

FIRST SCHEDULE

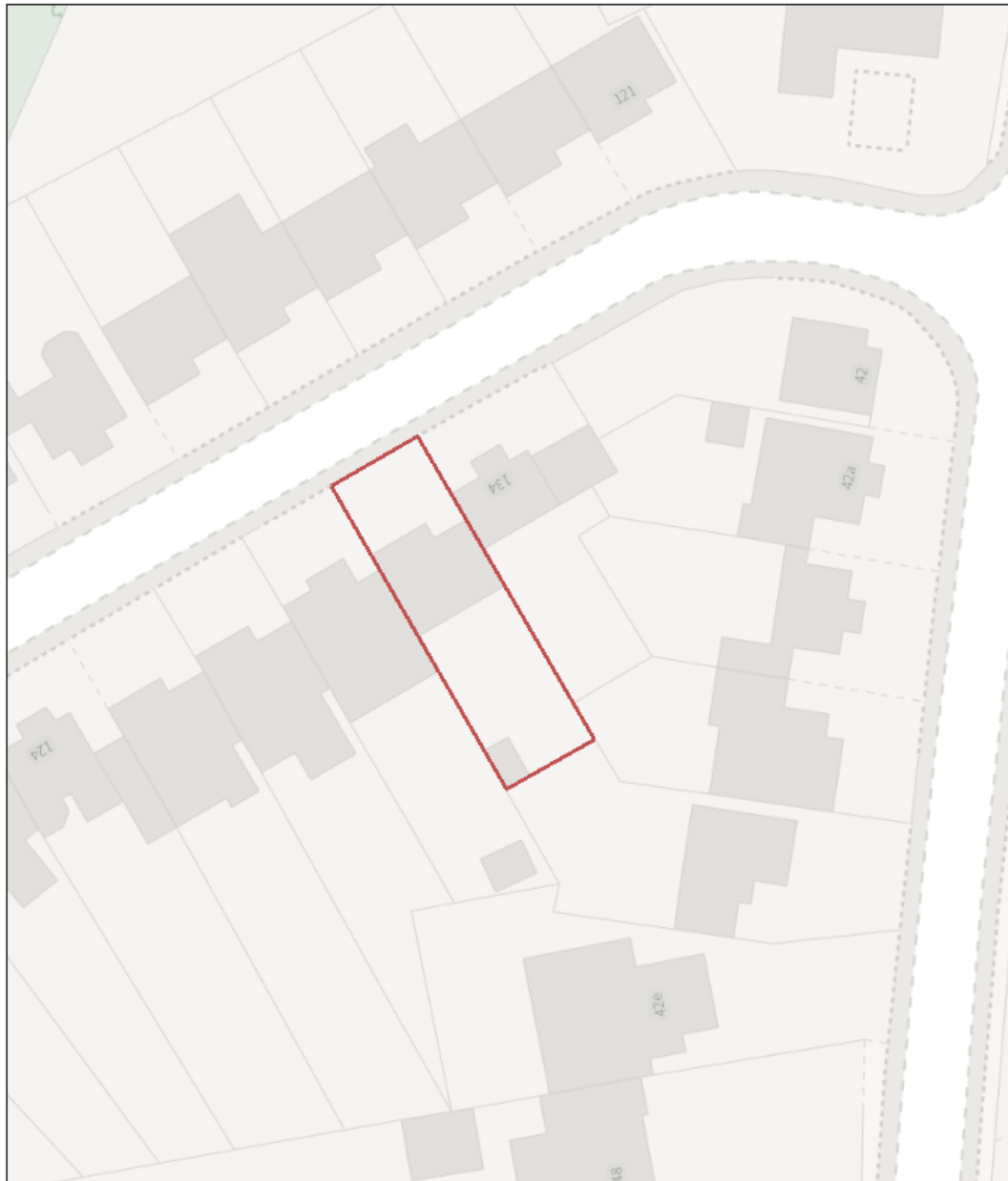
Proposal: Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation, plus changes to fenestration and addition of no. 1 rooflight.

SECOND SCHEDULE

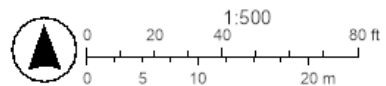
Address: 132 Foxcote, Finchampstead, Wokingham, RG40 3PE

PLAN

132 Foxcote



29/09/2025, 16:07:16



Wokingham Internal
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Recommendation agreed:

Date: 29/09/25