

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242518

Draft Recommendation: Wokingham Borough Council hereby certify that on 2 October 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 the 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. This Certificate is issued in respect of plans named

'Existing/Proposed Plans And Elevations 05' and 'Location And Block Plan 01'.

FIRST SCHEDULE

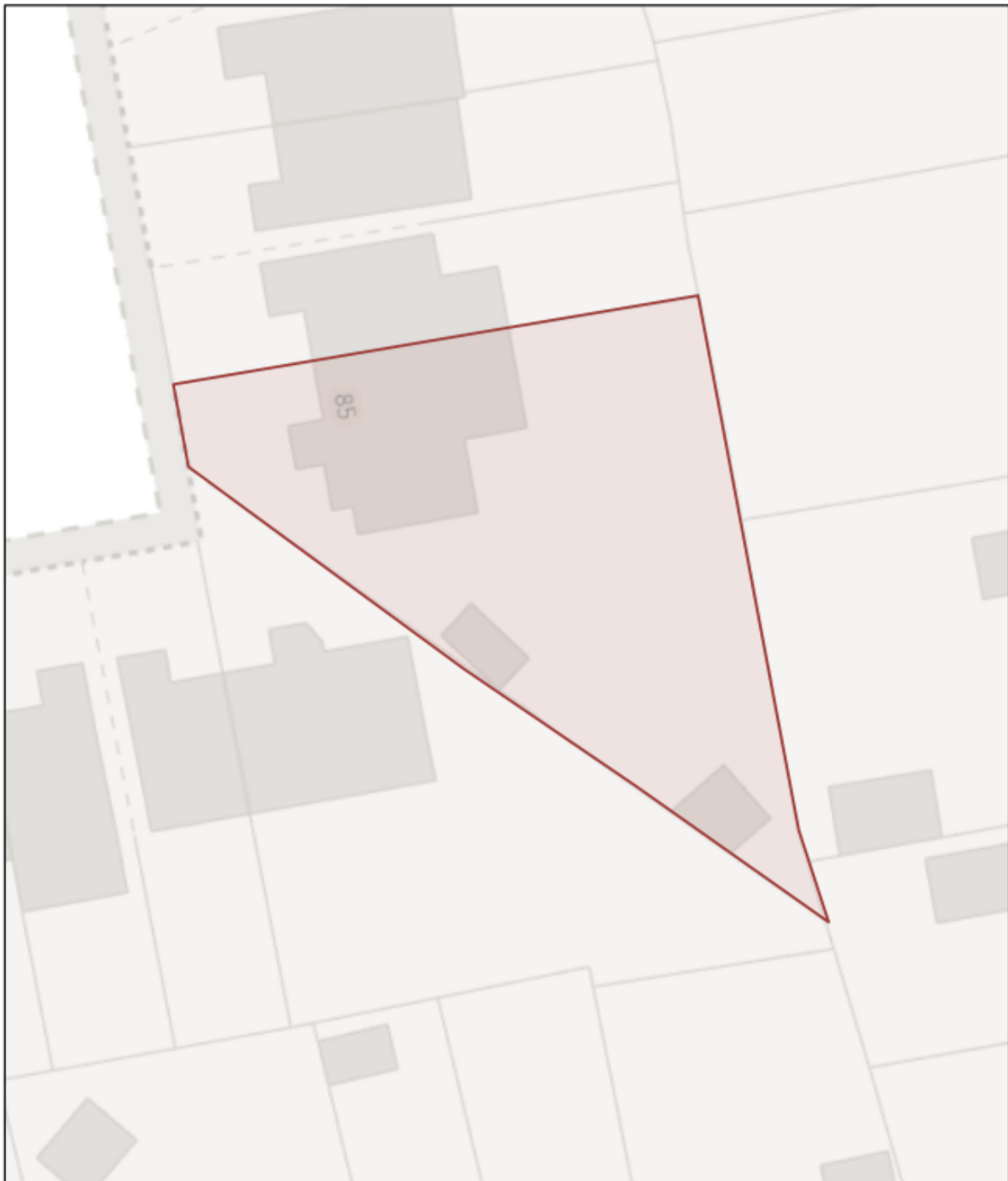
Proposal: Application for a certificate of lawfulness for the proposed garage conversion into habitable accommodation along with changes to fenestration.

SECOND SCHEDULE

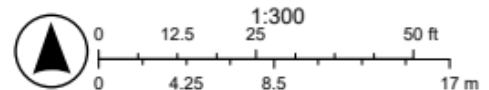
Address: 85 Lyon Road, Crowthorne, Wokingham, RG45 6RX

PLAN

242518 85 Lyon Road



22/11/2024, 14:35:11



Recommendation agreed:

Date: 22.11.24