

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260726

Draft Recommendation: Wokingham Borough Council hereby certify that on 25 March 2026 (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 not 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 part-garage conversion constitutes development requiring planning permission. Permission IS NOT available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order. This is because condition 4 of consent for application 161189 restricts Permitted Development rights on the property.

FIRST SCHEDULE

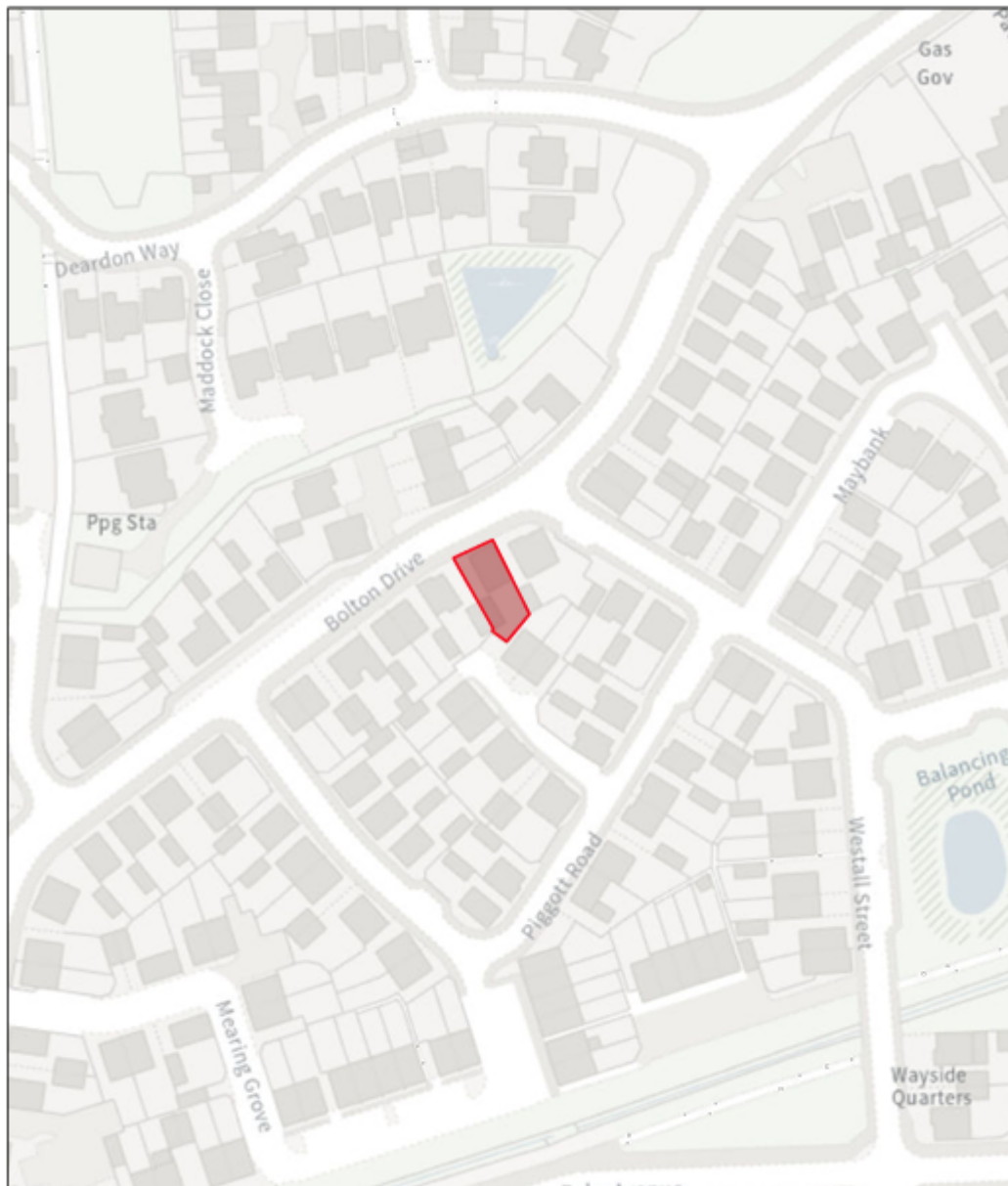
Proposal: Application for a certificate of lawfulness for the proposed part conversion of the existing detached garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

Address: 27 Bolton Drive, Shinfield, Wokingham, RG2 9RD

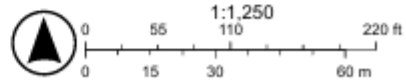
PLAN

27 Bolton Drive, Shinfield, Wokingham, RG2 9RD



30/04/2026, 10:58:08

District



Recommendation agreed:

Aje

Date: 14/05/26