

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 261154

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 May 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 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):

2. The proposed erection of a single storey detached outbuilding incidental to the enjoyment of the main 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 is issued in respect of plan no's 1, 2 and 3 received by the Local Planning Authority on 12th May 2026.

2. The overall height of the outbuilding must not exceed 2.5m when measured from the highest original ground level immediately adjacent to the building, to its highest point i.e. from the ground level below any new hardstanding.

FIRST SCHEDULE

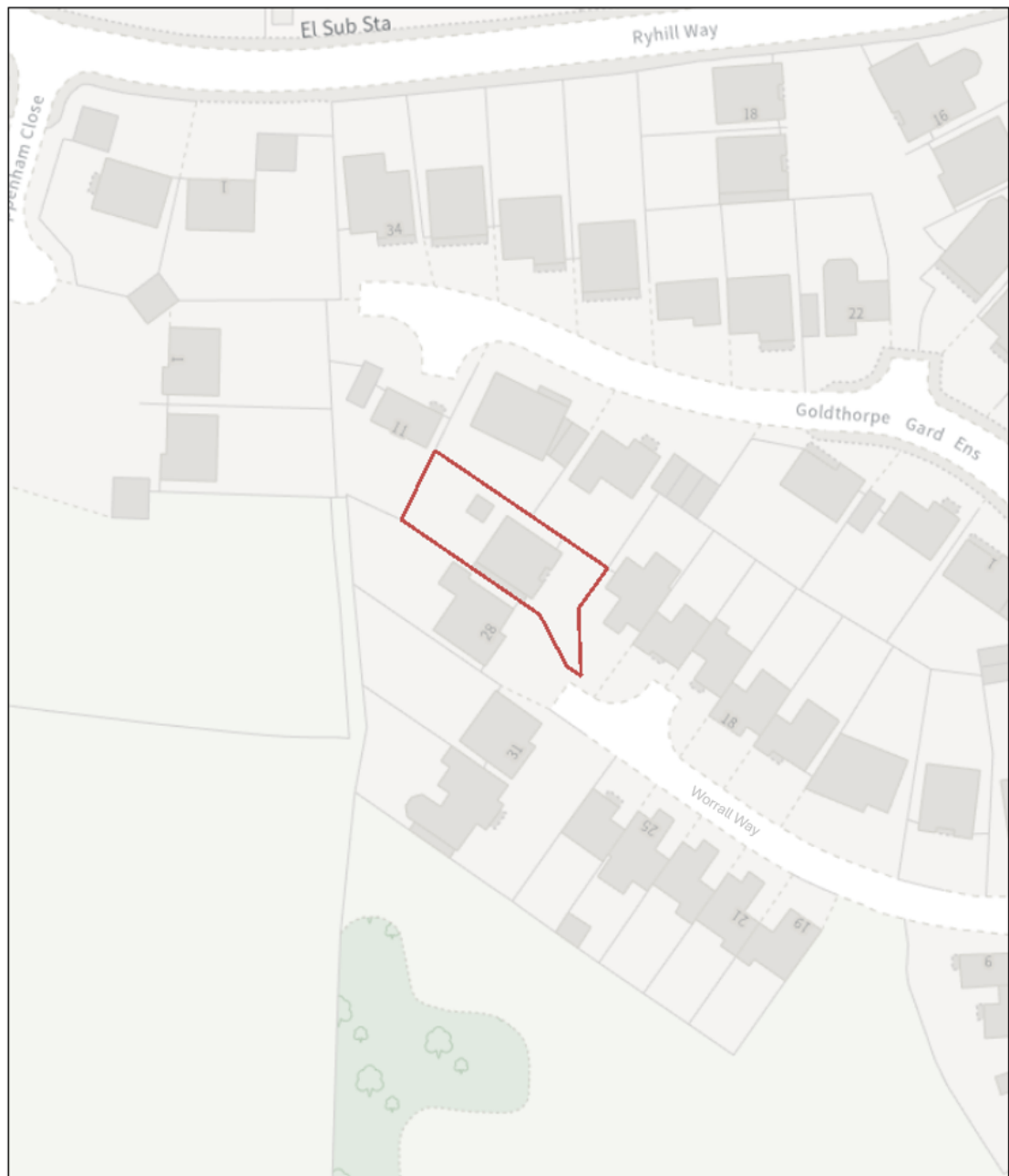
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey detached outbuilding incidental to the enjoyment of the main dwellinghouse.

SECOND SCHEDULE

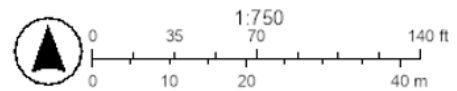
Address: 26 Worrall Way, Earley, Wokingham, RG6 4AW

PLAN

26 Worrall Way



02/07/2026, 11:19:12



Wokingham Internal
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Recommendation agreed:



Date: 02/07/26