

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260067

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 January 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):

1. The proposed garage conversion to create habitable accommodation, along with changes to fenestration constitutes development requiring planning permission. Permission is granted 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 numbered (PP-300-RG-01 Existing and Proposed Elevations), (PP-300-RG-02 Existing and Proposed Floor Plans), (Location Plan), (Site Plan) received by the Local Planning Authority on 12/01/26.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 1 Loxwood, Earley,
Wokingham, RG6 5QZ

PLAN



Recommendation agreed: *MC*

Date: 10.03.2026