

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**Application Number:** 260455

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 23 February 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, roof modifications to the existing rear single storey extension and insertion of 2 no. roof lanterns 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's 2960 E - 03 Rev E, 2960 E - 04 Rev E, 2960 E - 06 Rev E and 2960 E - 08 Rev E received by the Local Planning Authority on 19th March 2026.

## **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation along with changes to fenestration, roof modifications to the existing rear single storey extension and insertion of 2 no. roof lanterns.

## **SECOND SCHEDULE**

**Address:** 33 New Road, Twyford, Wokingham, RG10 9PS

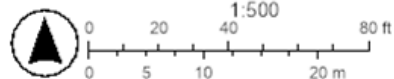
## PLAN

### 33 New Road



17/04/2026, 11:50:20

 District



Wokingham Internal  
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Recommendation agreed:



Date: 17/04/26