

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251005

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 April 2025 (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 demolition of existing garage/outbuilding followed by erection of replacement outbuilding 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 the plans numbered (0000/203) (0000/202 A) (0000/200 A) (0000/201 A), received by the Local Planning Authority on 25/04/2025.

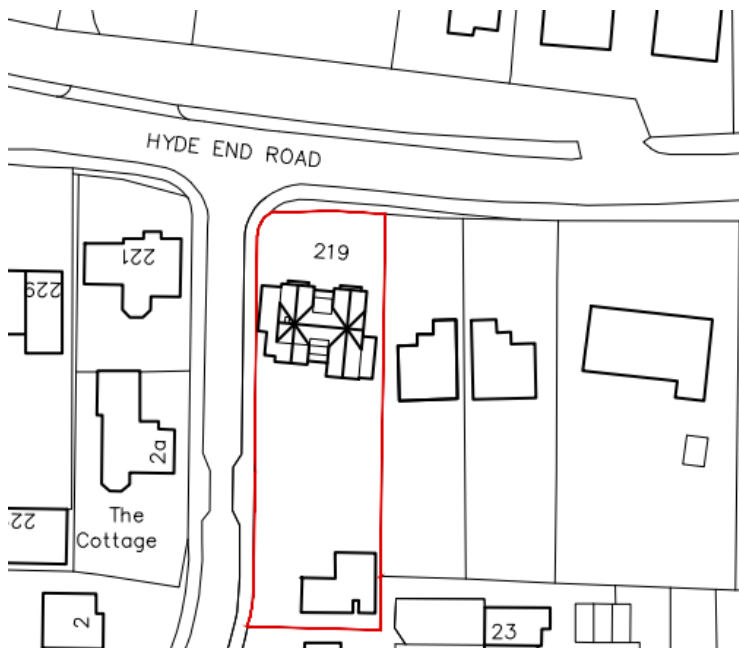
FIRST SCHEDULE

Proposal: Certificate of lawfulness for the proposed demolition of existing garage/outbuilding followed by erection of replacement outbuilding.

SECOND SCHEDULE

Address: 219 Hyde End Road, Spencers Wood, Wokingham, RG7 1BU

PLAN



Scale - 1:1250

BJC

Recommendation agreed:

Date: 11.06.25