

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 243185

Draft Recommendation: Wokingham Borough Council hereby certify that on 19 December 2024 (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 erection of an outbuilding following demolition of the existing 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 plan no. P/TAYLOR/2024/007 received by the Local Planning Authority on 19th December 2024.

2. For the purpose incidental to the enjoyment of the main dwelling house.

3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

FIRST SCHEDULE

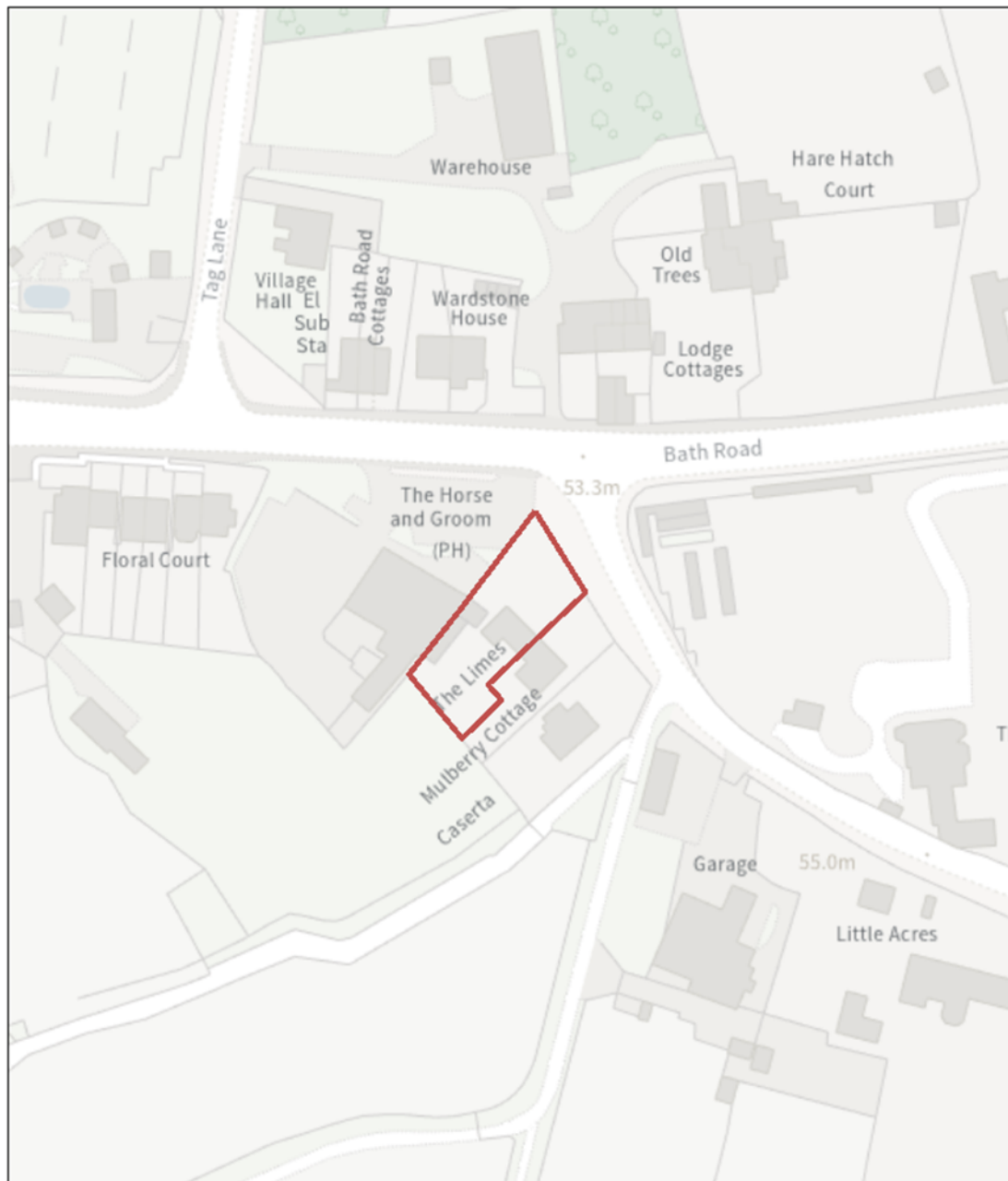
Proposal: Application for a certificate of lawfulness for the proposed erection of an outbuilding, incidental to the main dwellinghouse, following demolition of the existing outbuilding.

SECOND SCHEDULE

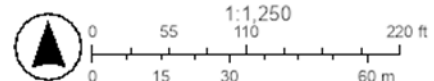
Address: The Limes, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

PLAN

The Limes



10/02/2025, 15:05:49



Wokingham Internal
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Recommendation agreed:



Date: 11/02/25