

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250812

Draft Recommendation: Wokingham Borough Council hereby certify that on 31 March 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 not 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 a detached pool house constitutes development requiring planning permission. Permission is not granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition 1 of consent 35166 restricts permitted development rights for the site and because the proposal is not in accordance with Schedule 2 (Part 1) (Class E) of the Order.

Informatives

1. This decision is issued in respect of plans numbered (23-546 100) (23-546 101), received by the Local Planning Authority on 31/03/2025.

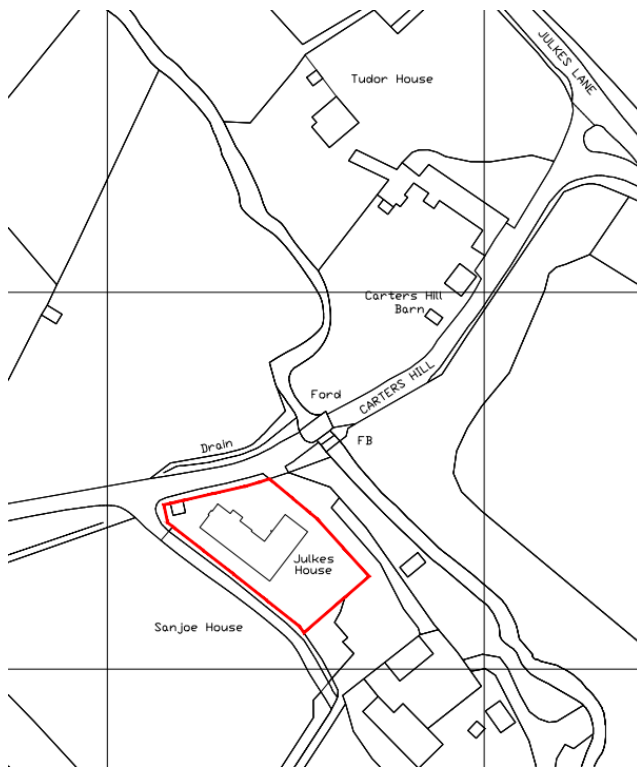
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a detached pool house.

SECOND SCHEDULE

Address: Julkes House, Julkes Lane, Arborfield, Wokingham, RG2 9JJ

PLAN



Scale - 1:1250

Recommendation agreed: *JMM*

Date: 21 May 2025