

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252147

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 September 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 garage conversion constitutes development requiring planning permission. Permission IS NOT available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order. This is because condition 4 of consent for application 07101 restricts Permitted Development rights on the property.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (M-2836-3), received by the local planning authority on 09/09/2024.

FIRST SCHEDULE

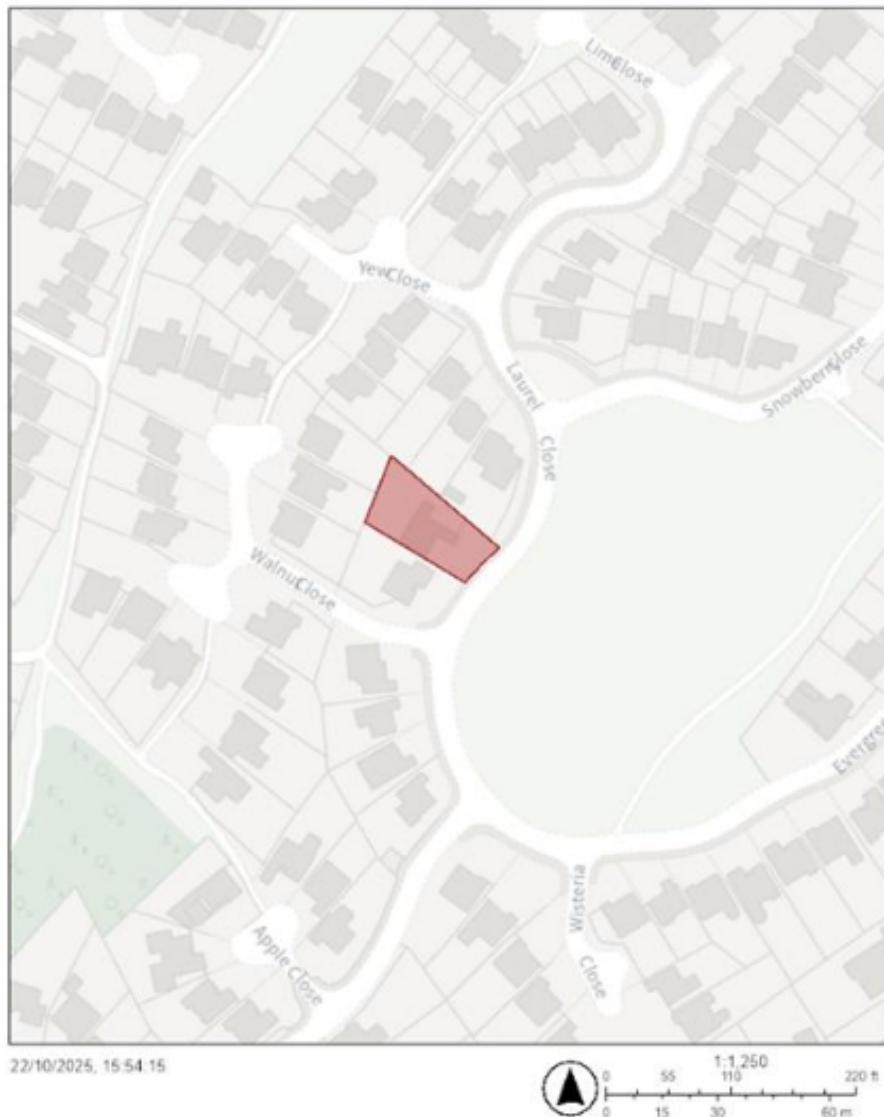
Proposal: Application for a certificate of lawfulness for the proposed part conversion of the garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

Address: 11 Laurel Close, Wokingham, RG41 4AZ

PLAN

11 Laurel Close, RG41 4AZ



Recommendation agreed:

Date: 28/10/25