

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



**WOKINGHAM  
BOROUGH COUNCIL**

**Application Number:** 250490

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 21 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 conversion of the double garage to habitable accommodation with associated changes to fenestration 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 3 under Planning Permission 19154 states:

Garages shall all be used as domestic garages only and shall not be used for business purposes or any other purpose without the prior written permission of the District Planning Authority.

**Reason:** In the interests of amenity and to ensure that garages are retained in accordance with the District Planning Authorities parking standards.

### **Informatics**

1. This certificate is issued in respect of Existing and Proposed Floor and Elevation Plans received by the Local Planning Authority on 21st March 2025.

### **FIRST SCHEDULE**

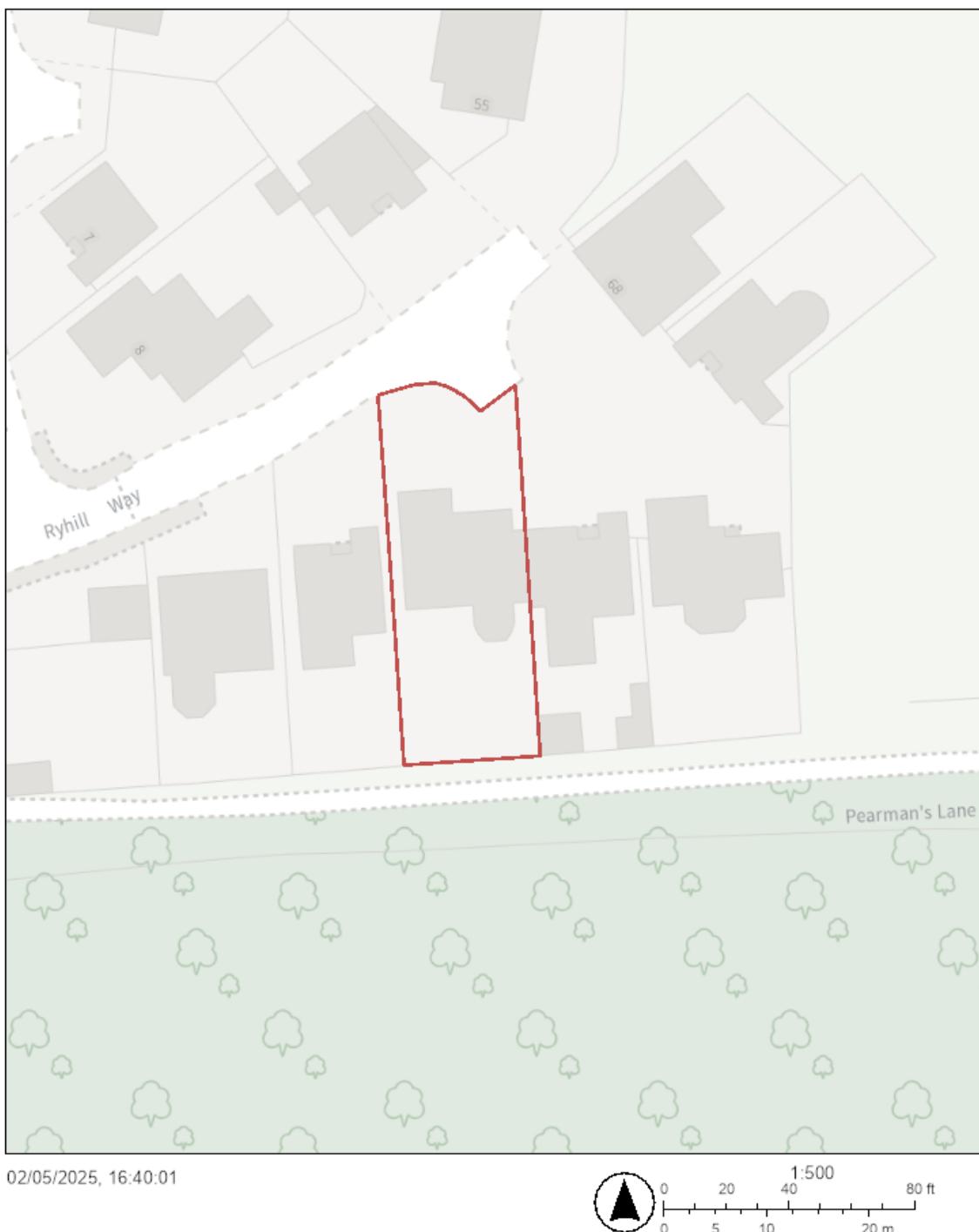
**Proposal:** Application for a certificate of lawfulness for the proposed conversion of the double garage to habitable accommodation with associated changes to fenestration.

### **SECOND SCHEDULE**

**Address:** 60 Ryhill Way, Earley, Wokingham, RG6 4AZ

## PLAN

### 60 Ryhill Way



Wokingham Internal  
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Recommendation agreed:



Date: 02/05/25