

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242000

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 August 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 to form a games room 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 plans named: 242000 R3 Full Drawing Plan, 242000 R3 Rear Elevation Plan, Location_Plan_974988_1235551 and R3_Site-Block_Plan_975244_1235825 received by the Local Planning Authority on 02/10/2024.

FIRST SCHEDULE

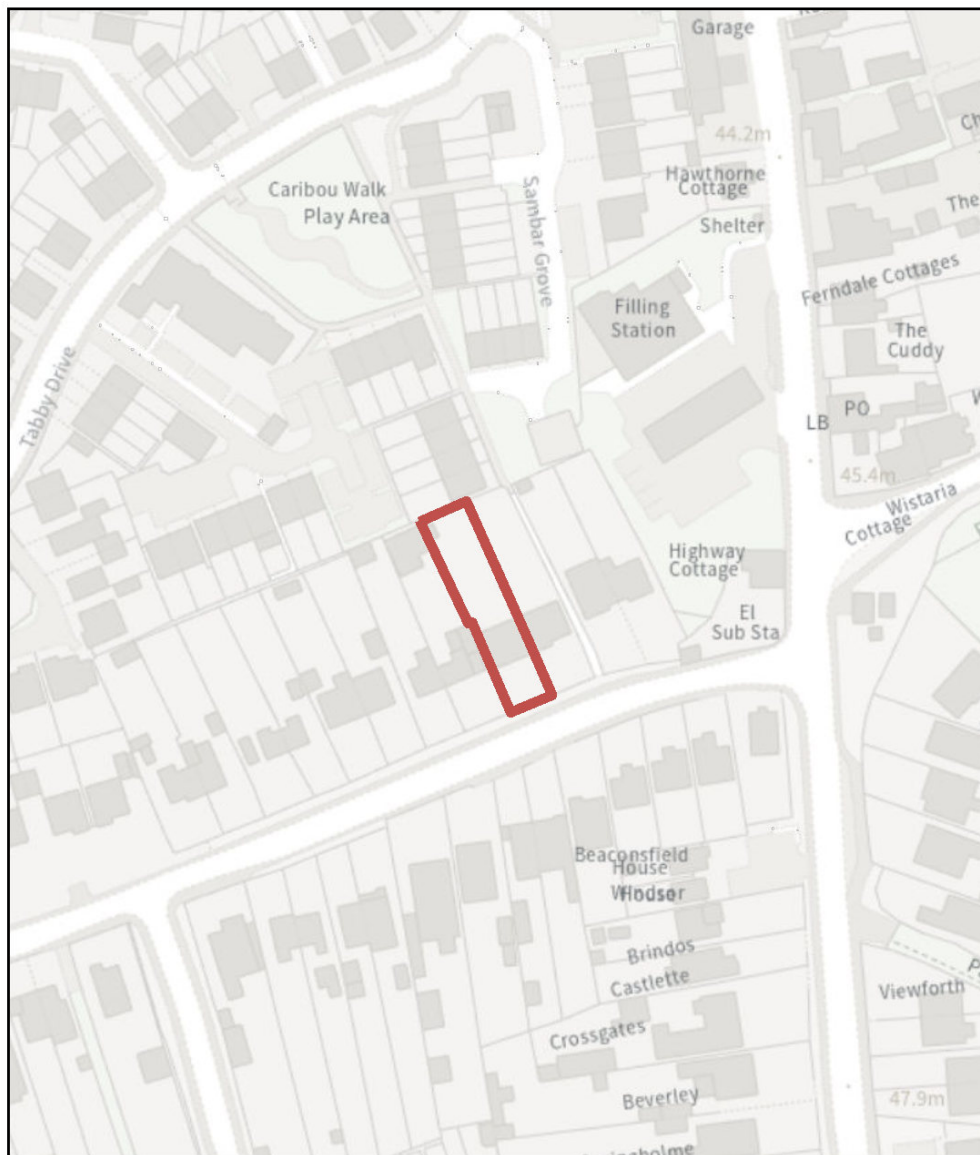
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding.

SECOND SCHEDULE

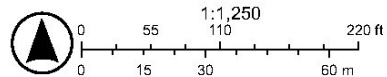
Address: 11 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL

PLAN

ArcGIS Web Map



03/10/2024, 08:57:49



Wokingham Internal
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Recommendation agreed: *JMM*

Date: 3 October 2024