

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252998

Draft Recommendation: Wokingham Borough Council hereby certifies that on 10/12/25 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed erection of an outdoor pool plus 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.

2. The proposed erection of a single storey rear outbuilding for changing facilities 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.

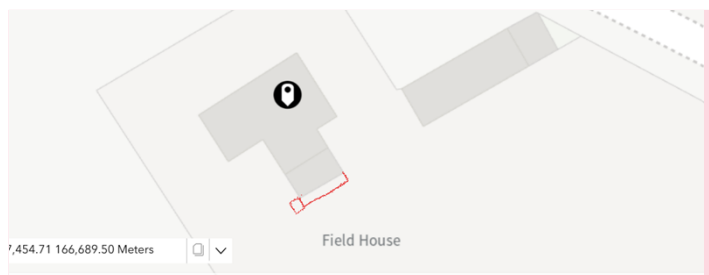
FIRST SCHEDULE

Proposal: Only the elements of the proposal pursuant to this application for a certificate of lawfulness, in respect of: i) construction of an outdoor pool and ii) erection of an outbuilding for changing facilities.

SECOND SCHEDULE

Address: Field House, Barkham Road, Arborfield, Wokingham, RG41 4TL

PLAN - This shows the location of the proposed new pool and outbuilding.



Informatives

1. This certificate is issued in respect of plans numbered P00 (Location Plan), P01 (Existing Site Plan), P02 (Proposed Site Plan), P03 (Existing Building Plan and Elevations), P04 (Proposed Building Plan and Elevations), P05 (Proposed Outbuilding Details) received by the Local Planning Authority on 09/12/2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.



Draft Recommendation: Wokingham Borough Council further certifies that on 10/12/25 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the Third Schedule to this certificate in respect of the land specified in the Fourth Schedule here to and edged red on the plan attached to this certificate, **would NOT have been lawful** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed conversion of an existing outbuilding to provide ancillary accommodation for an annex and gym 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 E) of the Order because the proposal includes ancillary residential accommodation (i.e. bedrooms, kitchen and living space) which is not incidental to the enjoyment of the dwellinghouse and therefore cannot benefit from Class E permitted development rights.

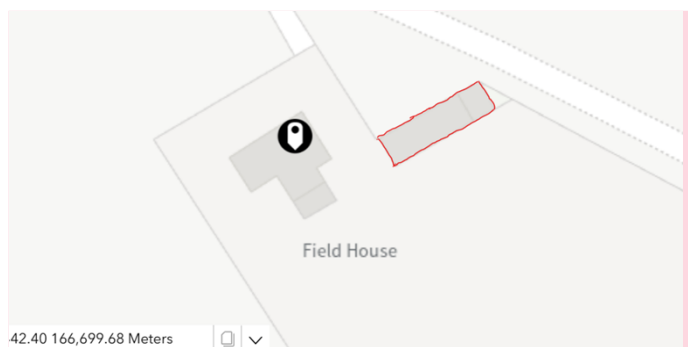
THIRD SCHEDULE

Proposal: Only the elements of the proposal pursuant to this application for a certificate of lawfulness, in respect of the conversion of an existing outbuilding to provide ancillary accommodation for an annex and gym.

FOURTH SCHEDULE

Address: Field House, Barkham Road, Arborfield, Wokingham, RG41 4TL

PLAN-This plan shows the location of the existing barn proposed to be converted into ancillary accommodation.



For clarity, the above elements of the proposal under this application for a certificate of lawfulness are severable and have been assessed independently.

Recommendation agreed:

Date: 04/02/26

Commented [AC1]: Red lines just around the elements to which they relate, i.e. one plan for approval and one plan for refusal

Commented [AC2]: Make sure referenced approved plans don't include conversion building plans and refused plans don't include swimming pool and changing facilities.