

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242009

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 part conversion of the existing detached garage and erection of a single storey extension to the garage to form a separate outbuilding 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 the following plans:

PP-151-RG-02 Rev 00 - Location Plan

Received 9th August 2024

PP-151-RG-01 - Exisitng and Proposed Plans

Received 5th August 2024

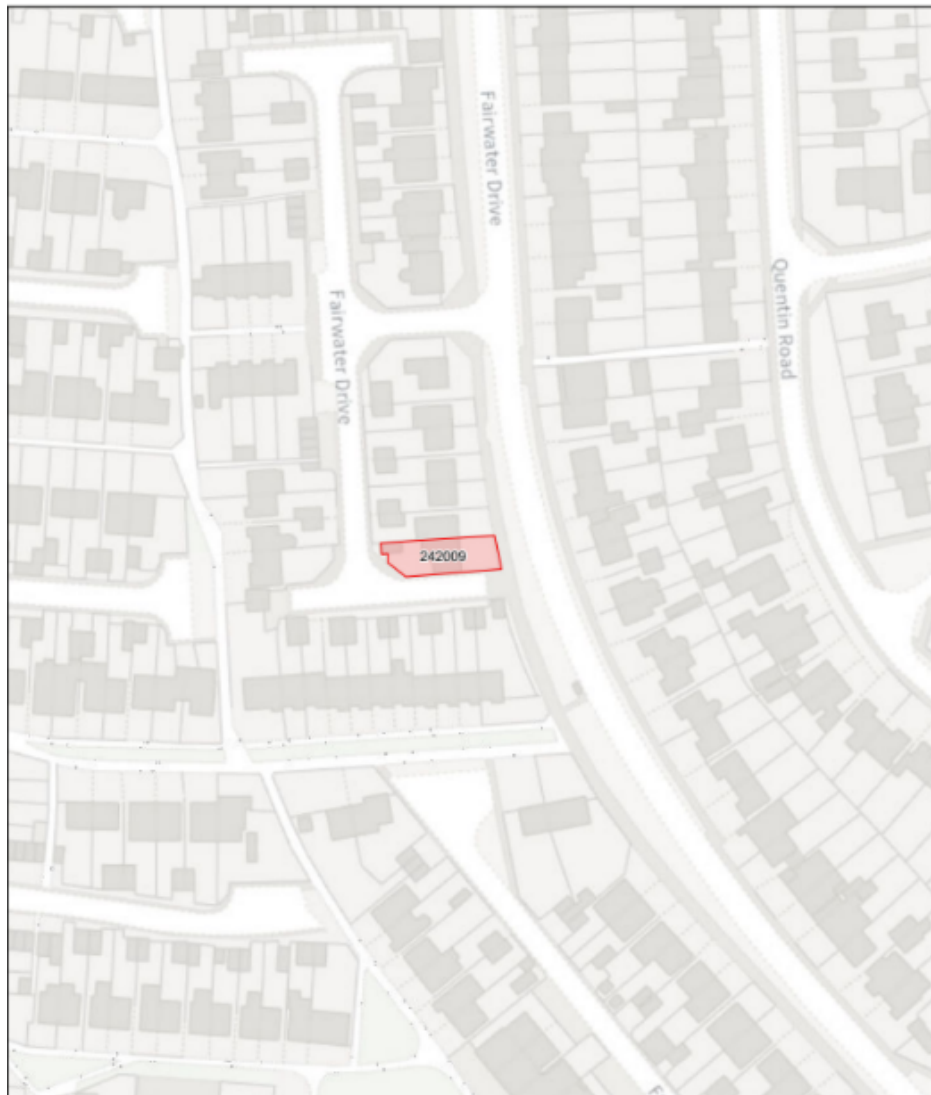
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed part conversion of the existing detached garage and erection of a single storey extension to the garage to form a separate outbuilding.

SECOND SCHEDULE

Address: 97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ

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Scale: 1:1250

Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 09/09/24