



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192**

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

Mr P Mackrory

17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 242791
Applicant Name: Mr & Mrs R Frost
Site Address: Riverways, New Bath Road, Twyford, Reading, RG10 9RY
Proposal: Application for a certificate of existing lawful development for the erection of a detached outbuilding for purposes incidental to the enjoyment of the dwellinghouse.
Date of Decision: 14 January 2025

Wokingham Borough Council hereby certifies that on 15 November 2024 (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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The erection of a detached outbuilding for purposes incidental to the enjoyment of a dwellinghouse constitutes development requiring planning permission. Based on the evidence provided and the Local Planning Authority's own information, it has been sufficiently demonstrated that permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, with the development being in accordance with Schedule 2 (Part 1) (Class E) of the Order.

Informatives

1. The Lawful Development Certificate only relates to the provision of an outbuilding incidental to the enjoyment of the residential dwelling located on the site, as shown on the submitted information. Any change in use of the outbuilding, or alterations, additions or extensions to the outbuilding to facilitate a change in use, would not be in

accordance with the Town and Country Planning (General Permitted Development) Order 2015 and would require full consent from the Council prior to commencement.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the erection of a detached outbuilding for purposes incidental to the enjoyment of the dwellinghouse.

SECOND SCHEDULE

Address: Riverways, New Bath Road, Twyford, Reading, RG10 9RY

PLAN

242791 - Riverways, New Bath Road, Twyford, RG10 9RY



Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 14 January 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.