

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



**WOKINGHAM  
BOROUGH COUNCIL**

**Application Number:** 250063

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 14 January 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 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 detached outbuilding for purposes incidental to the enjoyment of the dwellinghouse 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.

### **Informatics**

1. This 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.
2. This Certificate/Decision is issued in respect of drawings numbered 23046-L0003-A, 23046-PHE0010-B, 23046-PHE0011-B and 23046-PH0030-B.

### **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed erection of an outbuilding.

### **SECOND SCHEDULE**

**Address:** Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

### **PLAN**

250063 - Warren Crest Farm, Wick Hill Lane, Finchampstead, RG40 3PY



Recommendation agreed:

Date: 26/02/25

Page 2 of 2

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.