

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242408

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 September 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 not 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 a detached outbuilding 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. This is because the site lies outside the curtilage of the dwellinghouse and includes the construction or provision of a veranda/raised platform.

Informatives

1. This decision is issued in respect of plans titled/numbered (Location Plan) (Proposed Block Plan/LW02) (Garden Room Interior/03) (Garden Room Exterior Design/02) (Garden Room Location Proposal/01) received by the Local Planning Authority on 24/09/2024.

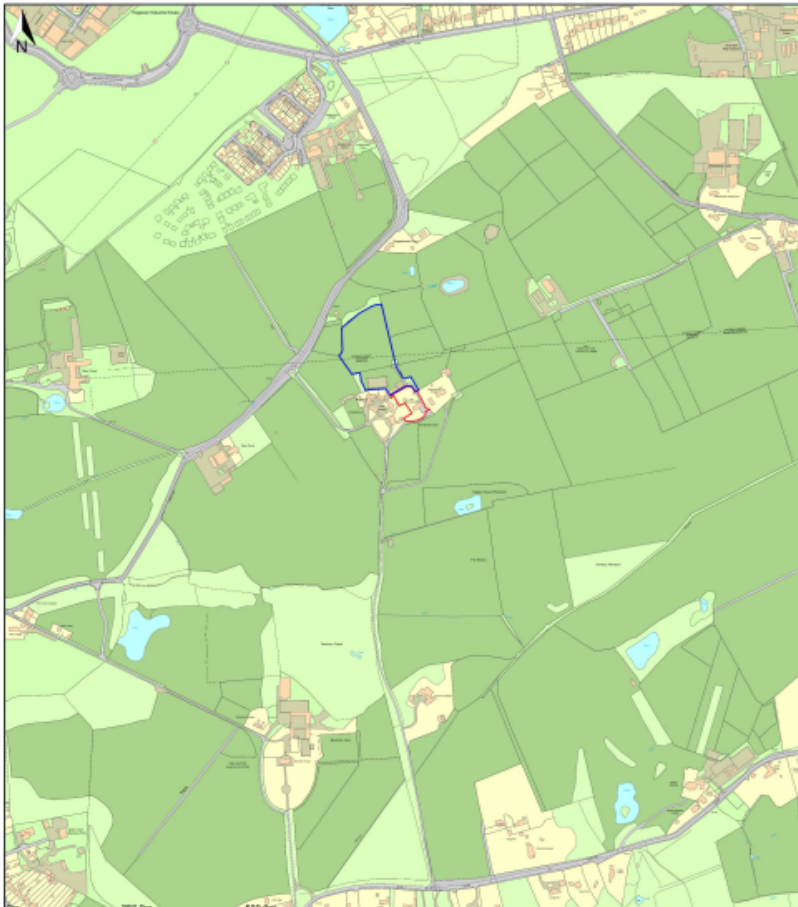
FIRST SCHEDULE

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

SECOND SCHEDULE

Address: Little Wheatlands, Fleet Hill, Finchampstead, Wokingham, RG40 4QG

PLAN



Scale - 1:1250

HMM

Recommendation agreed:

Date: 12 November 2024