

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242443

Draft Recommendation: Wokingham Borough Council hereby certify that on 26 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 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 single storey outbuilding for parking and storage 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. The outbuilding will be close to a protected tree, but this doesn't stop it from being permitted development. Compliance with tree preservation regulations is assessed separately. Even if the outbuilding is lawful in planning terms, the council may still need to check if the construction harms the tree or its roots.

2. This Certificate is issued in respect of the plans numbered (22404-1 02) (22404-1 01), received by the Local Planning Authority on 26/09/2024.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding for parking and storage.

SECOND SCHEDULE

Address: 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW

PLAN



Scale - 1:1250

Recommendation agreed: *BJC*

Date: 03.10.24