

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252839

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 November 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 garage conversion to create habitable accommodation, along with changes to fenestration constitutes development requiring planning permission. Permission is granted 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 (A) of the Order.

Informatives:

1. This certificate is issued in respect of plans numbered S13125-01 (Existing Ground Floor Plan and Elevations), S13125-02(Proposed Ground Floor Plan and Elevations Rev A), S13125-LP01 (Location Plan), S13125-BP01(Block Plan) received by the Local Planning Authority on 18/11/2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation along with changes to fenestration.

SECOND SCHEDULE

Address: 32 Wellington Road, Wokingham, RG40 2AG

PLAN



Recommendation agreed: *MC*

Date: 09.01.2026