

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252015

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 August 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 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 garage conversion 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 A) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered '02-01', '05- 01 A', '03-01 B', '05-05 A', '03-07 E' on 22/08/2025.

FIRST SCHEDULE

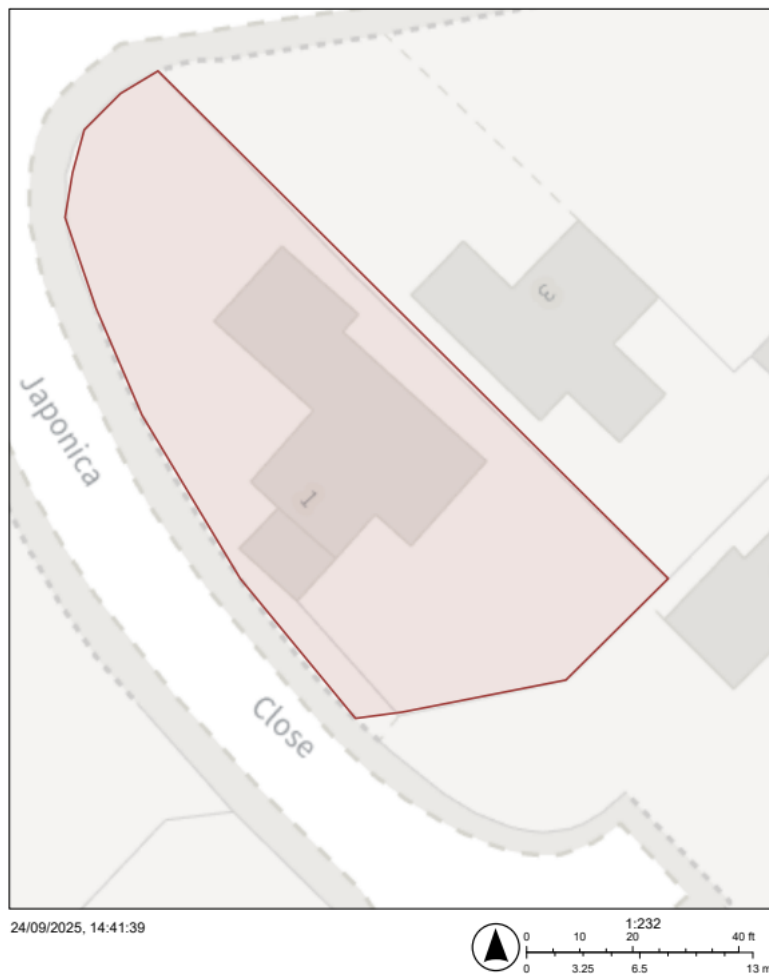
Proposal: Application for a certificate of lawfulness for the proposed partial garage conversion to create habitable accommodation plus changes to fenestration.

SECOND SCHEDULE

Address: 1 Japonica Close, Barkham, Wokingham, RG41 4XJ

PLAN

252015 1 Japonica Close, Barkham



Recommendation agreed:

Date: 24.9.25