



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Ms Louise Doshi

3 Simonds Grove
Spencers Wood
Reading
RG7 1BH

NOTIFICATION OF REFUSAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 252152
Applicant Name: Ms Louise Doshi
Site Address: 3 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH
Proposal: Application for a certificate of lawfulness for the partial garage conversion to create habitable accommodation.
Date of Decision: 25 November 2025

Wokingham Borough Council hereby certifies that on 1 October 2025 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would not have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The relevant test for a Lawful Use application is the 'balance of probability'. Based on the evidence submitted and the Local Planning Authority's own records, it has not been demonstrated that the partial garage conversion to create habitable accommodation is lawful. The proposed internal garage conversion would not normally constitute development under Section 55(2)(a), however, it results in a breach of condition 19 of planning permission 161255, which requires the garage to be retained for vehicle parking only. In accordance with Section 171A(1)(b), this constitutes a breach of planning control. As the use has not existed for the 10-year period required for immunity under Section 171B, planning permission is therefore required.

Informatives

1. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

2. This decision is in respect of the drawings and plans titled and numbered Location Plan and Site Plan TQRQM25209194606262 received by the Local Planning Authority on 09/09/2025

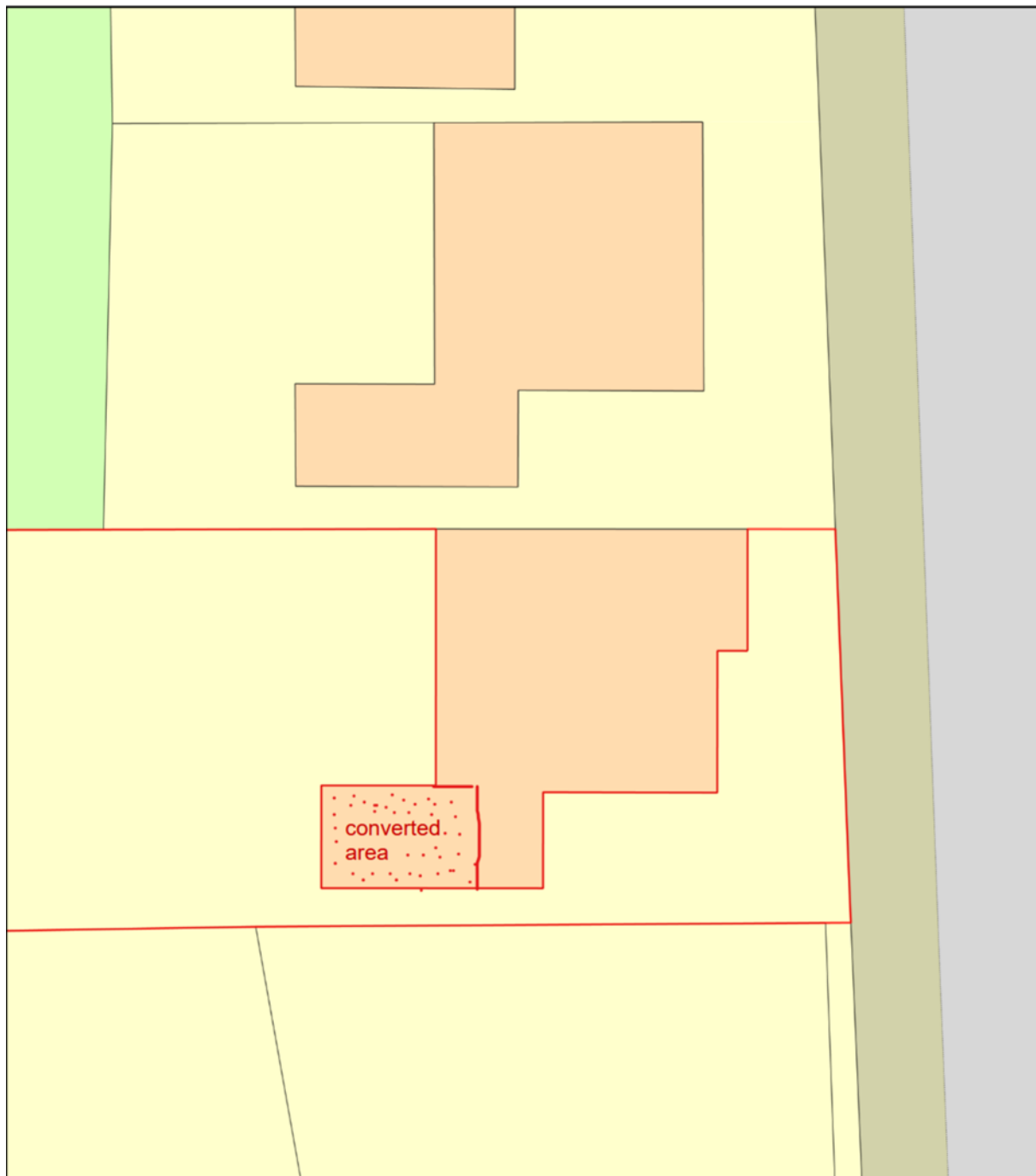
FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 3 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH

PLAN



Signed

Justin Turvey
Head of Development Management - Place & Growth
Date: 25 November 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.