

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242315

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 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 single storey rear extension and partial garage conversion constitutes development and thus requires planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, as the proposal would conflict with planning condition 7 of consent 020065, which states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all time. It shall not be used for any business nor as habitable space.

Informatives

1. This Certificate/Decision is issued in respect of plan no's BA 0289 01 A & BA 0289 02 B received by the Local Planning Authority on 09/09/24.

FIRST SCHEDULE

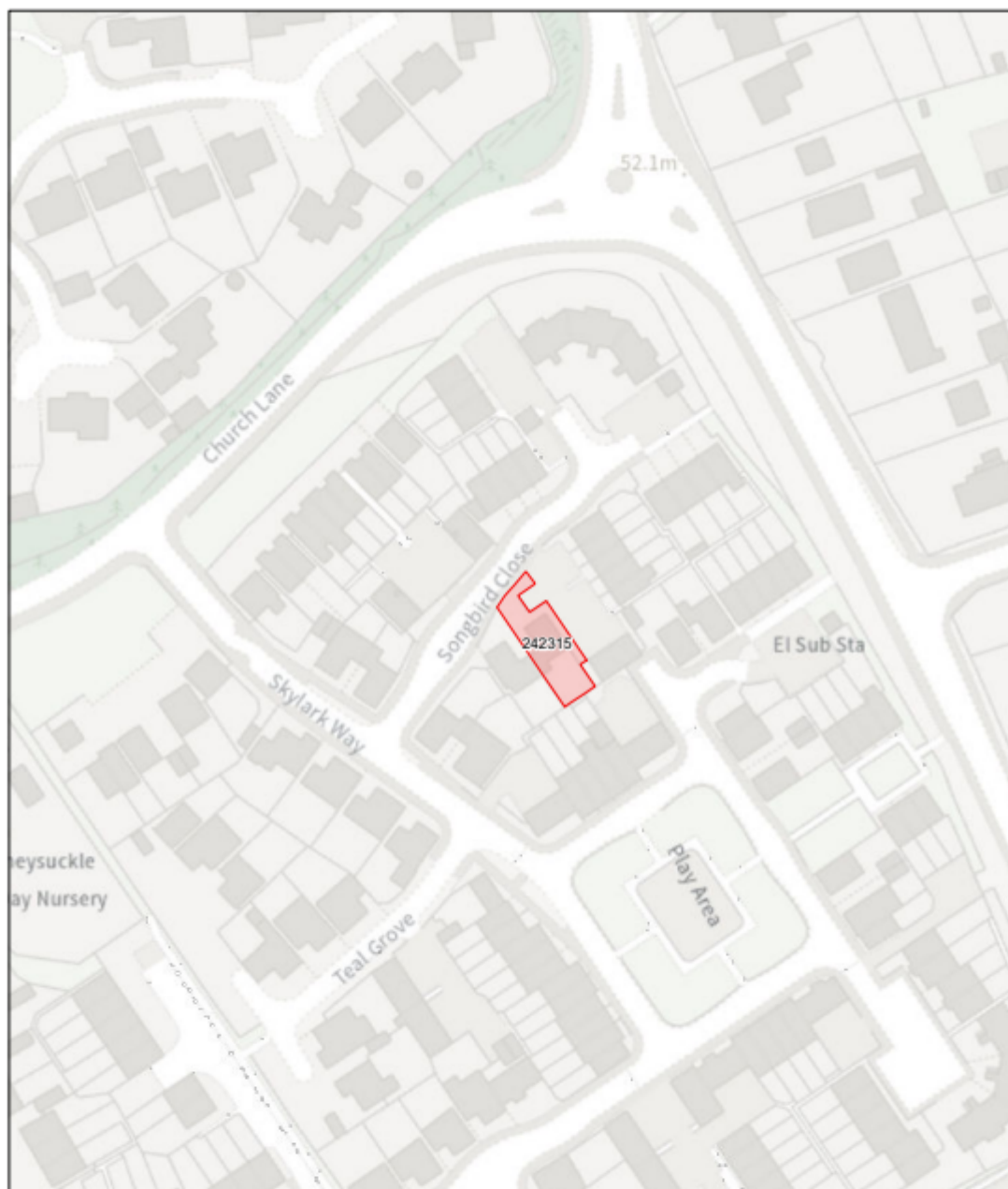
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension and partial garage conversion.

SECOND SCHEDULE

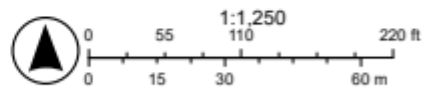
Address: 6 Songbird Close, Shinfield, Wokingham, RG2 9AB

PLAN

6 Songbird Close, Shinfield, Wokingham



04/11/2024, 09:28:41



Wokingham Internal
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Recommendation agreed: *MC*

Date: 04.11.2024