

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252131

Draft Recommendation: Wokingham Borough Council hereby certify that on 8 September 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 erection of a single storey rear extension and conversion of the garage to habitable accommodation with associated changes to fenestration 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. This is because Condition 10 of consent 19977 (10/10/1983) states:

The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

Reason: In the interests of amenity avoid to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development.

Informatives

1. This Decision is issued in respect of plan no's 2520 04 and 2520/SK03 received by the Local Planning Authority on 8th September 2025.

FIRST SCHEDULE

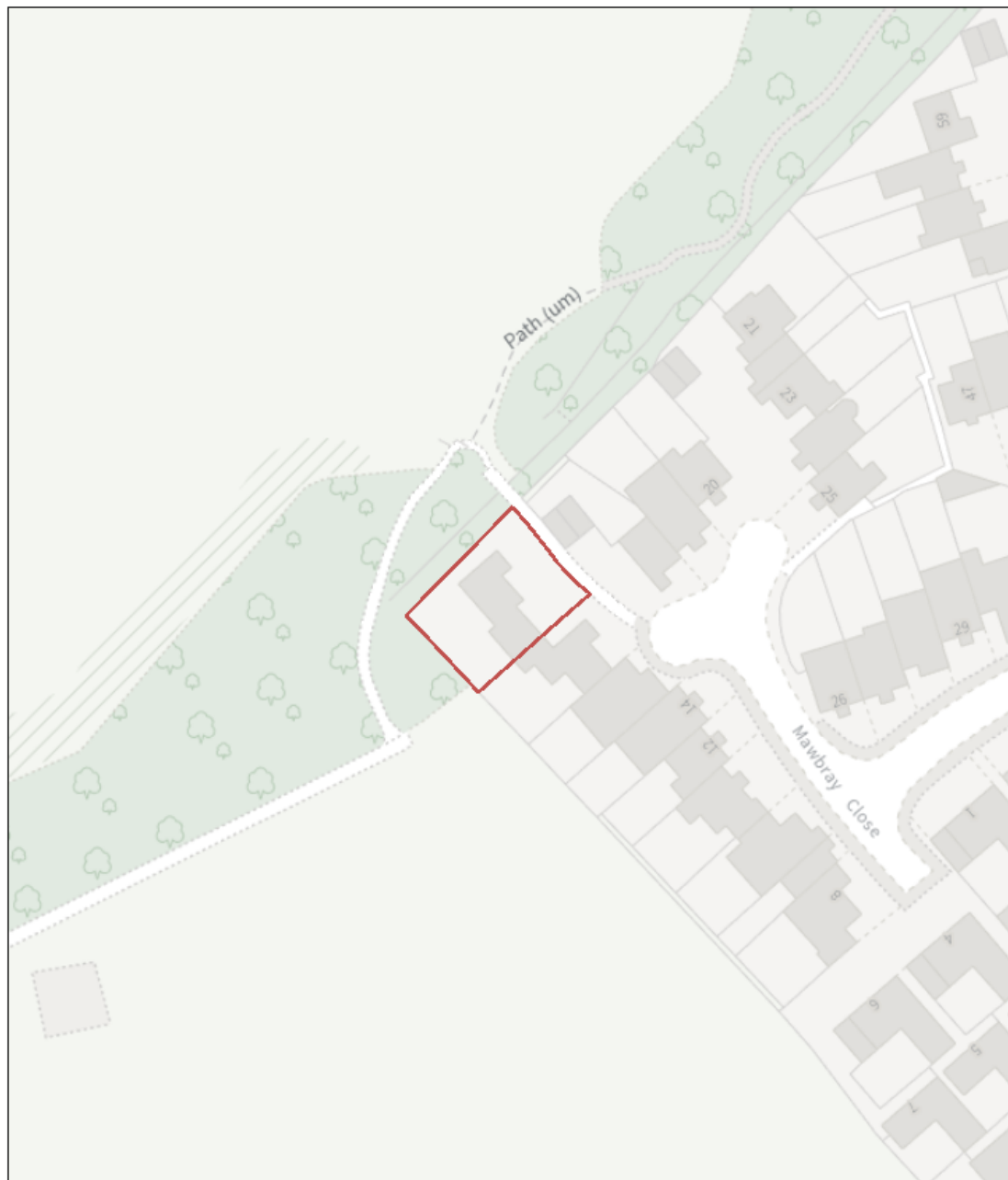
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension and conversion of the garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

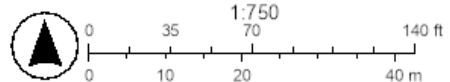
Address: 17 Mawbray Close, Earley, Wokingham, RG6 3BZ

PLAN

17 Mawbray Close



29/10/2025, 11:13:17



Wokingham Internal
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Recommendation agreed:



Date: 29/10/25