

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242232

Draft Recommendation: Wokingham Borough Council hereby certify that on 1 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 use of dwelling as a children's care home as described constitutes development requiring planning permission as it would result in material change of use from Use Class C3 to C2. The description provided in the supporting Planning Statement falls within a C2 Use Class. The use as described would not form a single householder and therefore would be a C2 Use Class. The proposed use would result in a material change to the character of the use of the site. C2 and C3 uses draw upon different planning policies; strategic assessments and can attract different material weight: they are materially different uses with different material planning consequences. The certificate is therefore recommended for refusal.

Informatives

1. This Certificate is issued in respect of plans titled and numbered Block Plan and 030 received by the Local Planning Authority on 01/09/2024.

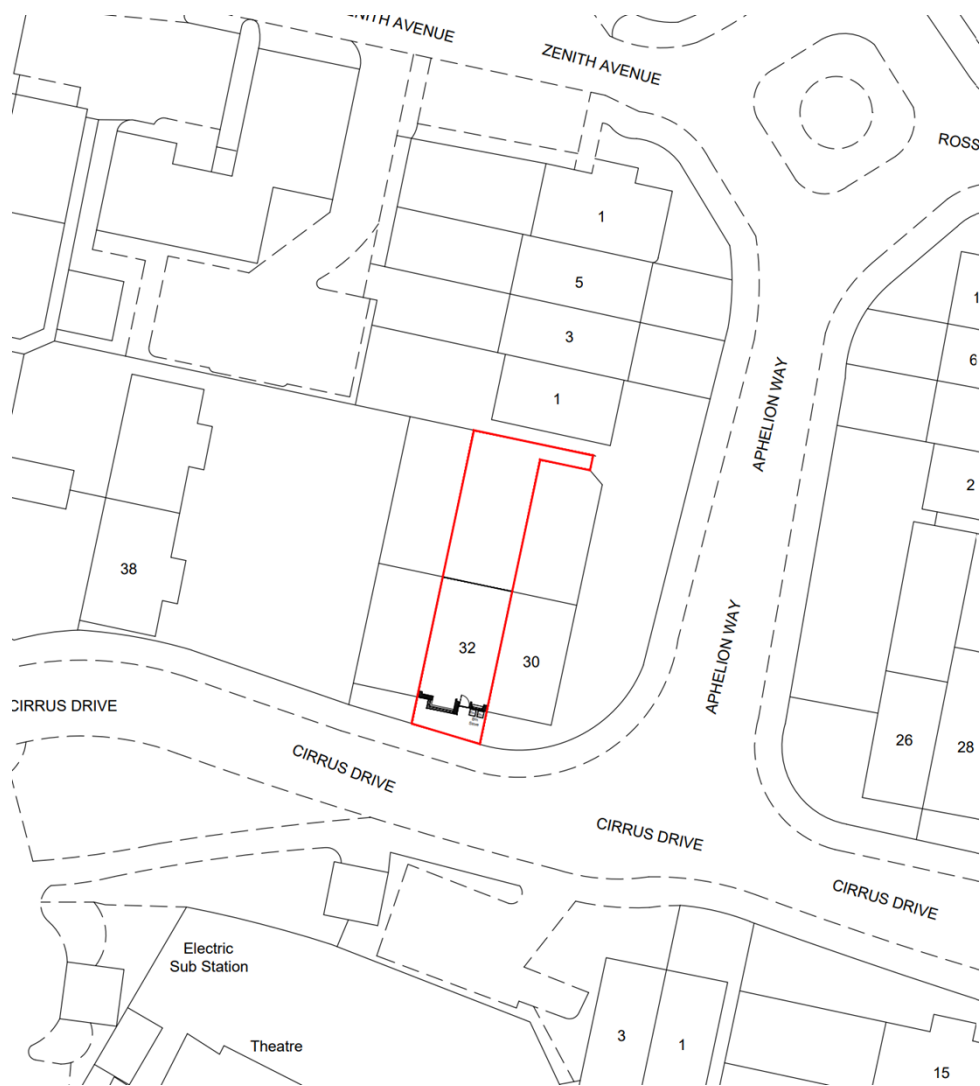
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed change of use of the dwelling to residential institutions (Use Class C2).

SECOND SCHEDULE

Address: 32 Cirrus Drive, Shinfield, Wokingham, RG2 9FL

PLAN



Recommendation agreed: *MC*

Date: 23.01.2025