

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252390

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 October 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. This is because condition 10 of consent for application 19007 and 21949 restricts Permitted Development rights of the property.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (102 and 103), received by the local planning authority on 03/10/2025.

FIRST SCHEDULE

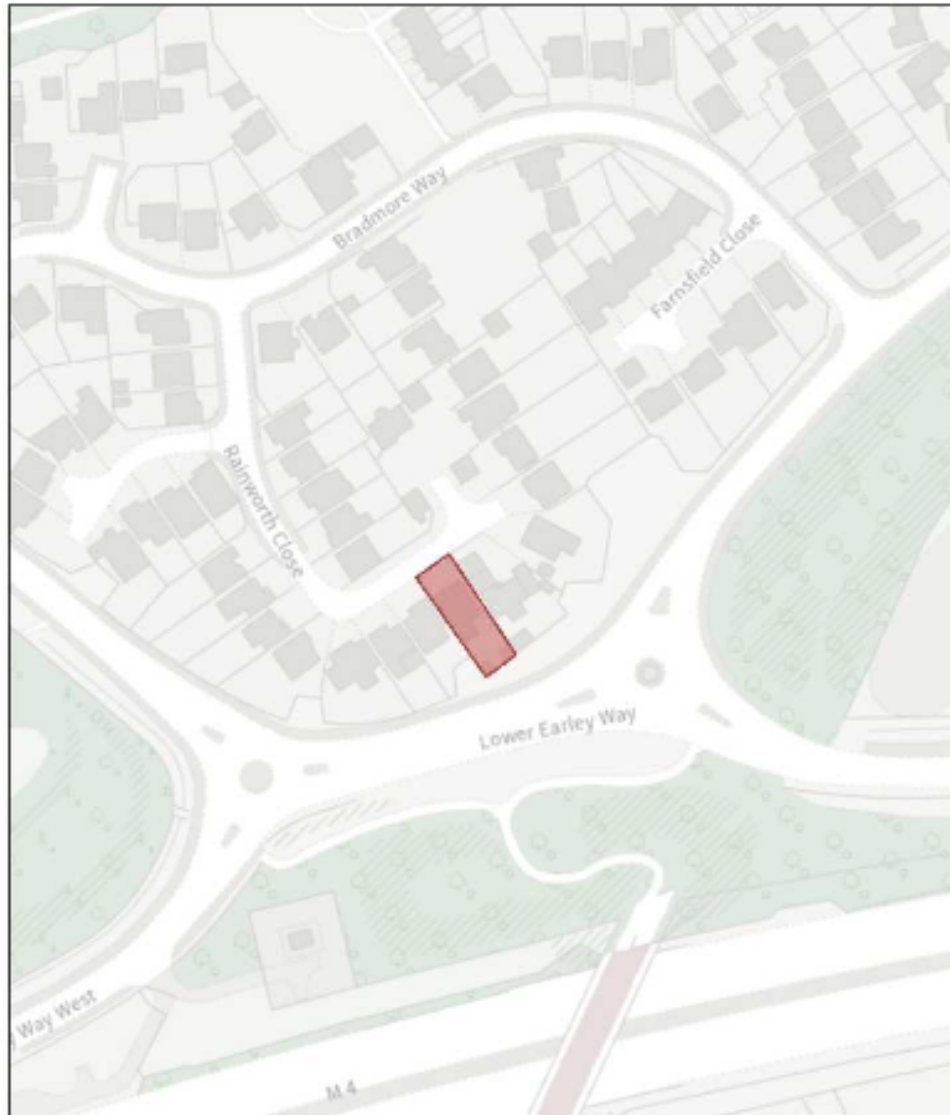
Proposal: Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

Address: 14 Rainworth Close, Earley, Wokingham, RG6 4DP

PLAN

14 Rainworth Close, Earley, RG6 4DP



28/10/2025, 13:02:39



Vicinitymap Internal
© Crown copyright and database rights 2025 OS A00000949072

Recommendation agreed:

Date: 28/10/25