

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242312

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 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 demolition of existing outhouse and replacement with outhouse of same footing but with flat roof and changes to fenestration constitutes development requiring planning permission. Permission is not granted 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 E) E1.g of the Order.

The outbuilding would be attached to a wall within the curtilage of a listed building and therefore involves development that is not in accordance with Schedule 2 (Part 1) (Class E) E1.g of the Order. Insufficient information has been submitted to demonstrate that the outbuilding would not be attached to, or involves works to, a curtilage listed wall.

Informatives

1. This Certificate/Decision is issued in respect of plan no's PP- 13393366v1 & P/TAYLOR/2024/006 received by the Local Planning Authority on 09/09/4 & 10/09/24.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed demolition of existing outhouse and replacement with outhouse of same footing but with flat roof and changes to fenestration.

SECOND SCHEDULE

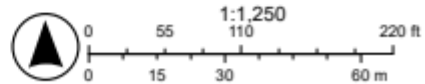
Address: The Limes, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

PLAN

The Limes, Milley Lane, Hare Hatch, Wokingham



04/11/2024, 15:30:29



Wokingham Internal
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Recommendation agreed: *MC*

Date: 05.11.2024