

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 251345

Draft Recommendation: Wokingham Borough Council hereby certify that on 6 June 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 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 application for a certificate of lawfulness for the proposed front and side garden wall constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 2) (Class A) of the Order.

Informatives

1. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed front garden wall 1 metre high.

SECOND SCHEDULE

Address: 123 Loddon Bridge Road, Woodley, Wokingham, RG5 4AG

PLAN



Location Plan

HMM

Recommendation agreed:

Date: 31 July 2025