

## **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**Application Number:** 252873

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 21 November 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 conversion of the detached garage to habitable accommodation with associated changes to fenestration and insertion of rooflights 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 1) (Class E) of the Order.

### **Informatics**

1. This decision is issued in respect of plans no. 15625-03 and 15625-04 and 15625-06 Rev A received by the Local Planning Authority on 21st November 2025.

### **FIRST SCHEDULE**

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

### **SECOND SCHEDULE**

**Address:** 177 Hyde End Road, Shinfield, Wokingham, RG2 9EP

## PLAN

### 177 Hyde End Road



Wokingham Internal  
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Recommendation agreed:

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.



Date: 27/11/25