

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.

Informatives

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

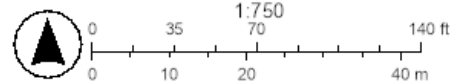
Address: 177 Hyde End Road, Shinfield, Wokingham, RG2 9EP

PLAN

177 Hyde End Road



26/11/2025, 10:50:42



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje' or similar, with a stylized, cursive script.

Date: 27/11/25