

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252069

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 September 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.

Informatives

1. This certificate is issued in respect of plans numbered PLA001 F01, PLA002 F01, PLA003 F01 and PLA004 F01 received on 31/08/2025 and 23/09/2025.

FIRST SCHEDULE

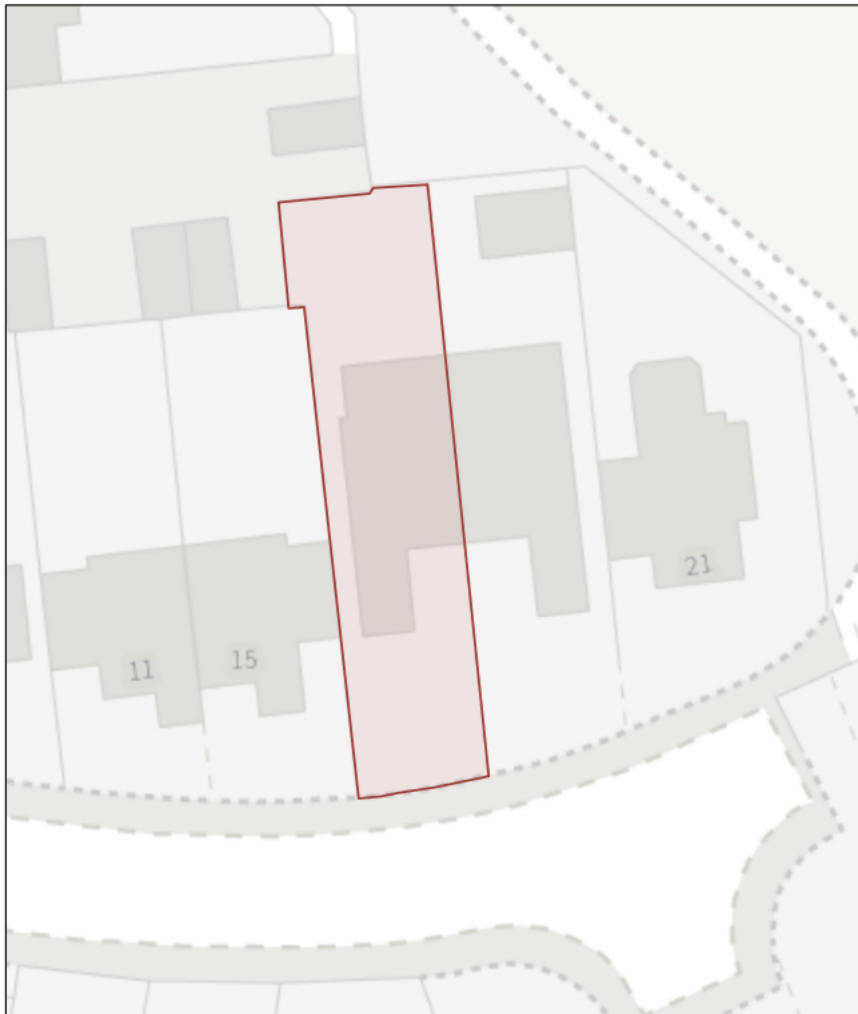
Proposal: Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation along with changes to fenestration.

SECOND SCHEDULE

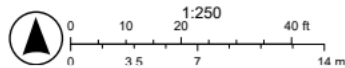
Address: 17 Falcon Way, Wokingham, RG41 3HD

PLAN

252069 17 Falcon Way, Wokingham



12/11/2025, 16:48:20



Recommendation agreed:

A small, square image containing a handwritten signature in black ink. The signature appears to be 'SF'.

Date: 13.11.25