

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242854

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 November 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 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 erection of a detached outbuilding, following removal of 3 no. existing outbuildings 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 Certificate is issued in respect of plan no's A0001 Rev A01, A0002 Rev A01 and A0003 Rev A01 received by the Local Planning Authority on 11th November 2024.

2. For the purpose incidental to the enjoyment of the main dwelling house.

FIRST SCHEDULE

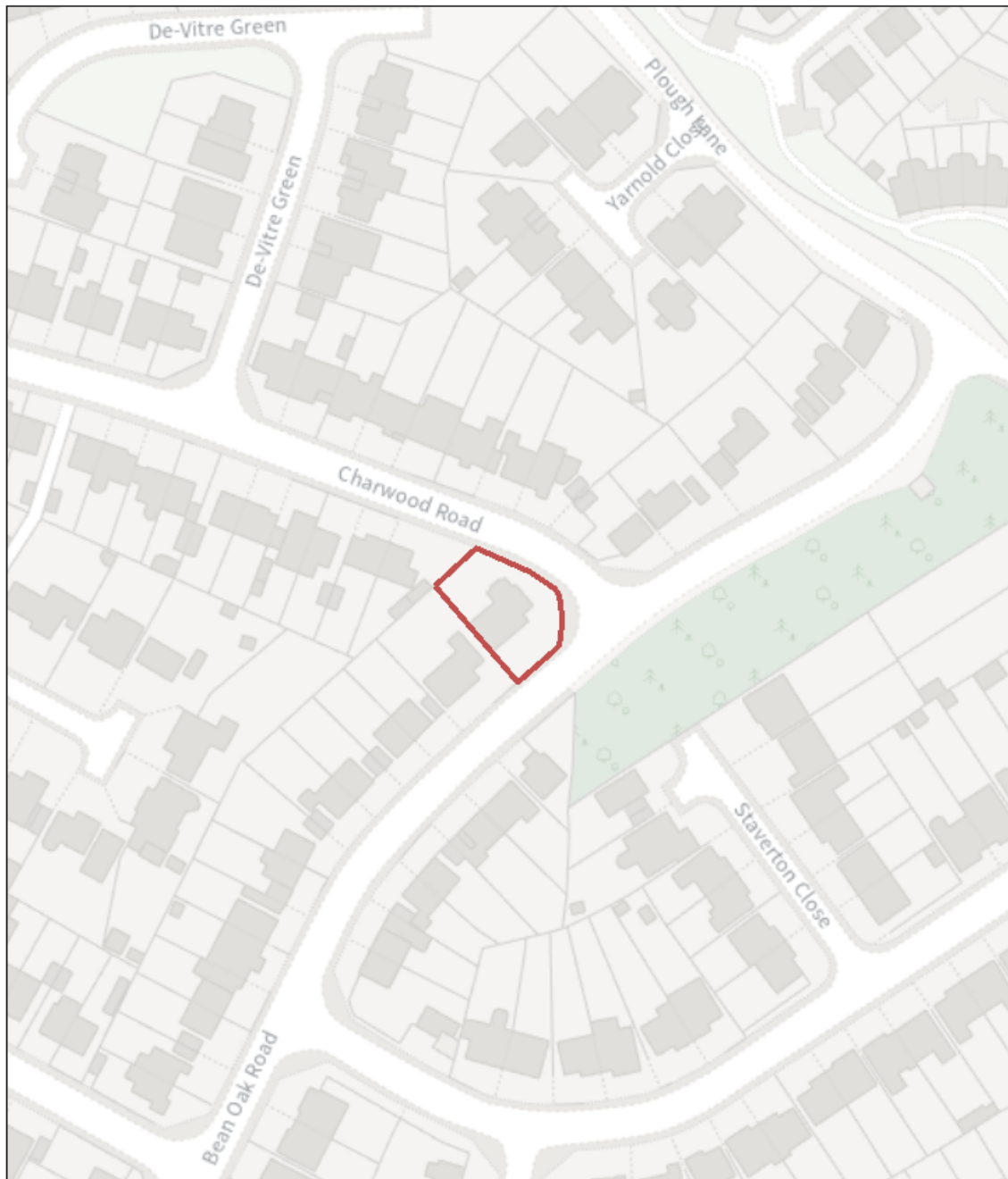
Proposal: Application for a certificate of lawfulness for the proposed erection of a detached outbuilding, following removal of 3 no. existing outbuildings.

SECOND SCHEDULE

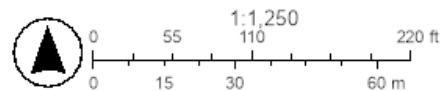
Address: 7 Bean Oak Road, Wokingham, RG40 1RH

PLAN

7 Bean Oak Road



18/12/2024, 12:06:46



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', written in a cursive style.

Date: 18/12/24