

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



**Application Number:** 260160

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 22 January 2026 (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 an outbuilding, ancillary to the main dwelling constitutes development requiring planning permission. Permission is granted 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 plans numbered (Location Plan), ( Existing and Proposed Block Plans), (Proposed Floor Plan),(Proposed Elevations) received by the Local Planning Authority on 22/01/26.

## **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed erection of ancillary rear garden building.

## **SECOND SCHEDULE**

**Address:** 12 Crescent Road, Wokingham, RG40 2DB

## **PLAN**



Recommendation agreed: *MC*

Date: 17.03.2026