

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252101

Draft Recommendation: Wokingham Borough Council hereby certify that on 8 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 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 development of a single-storey garden outbuilding 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 the following plans:

- 8947-207.2 - Outbuilding Drawings

Received 04/09/2025.

FIRST SCHEDULE

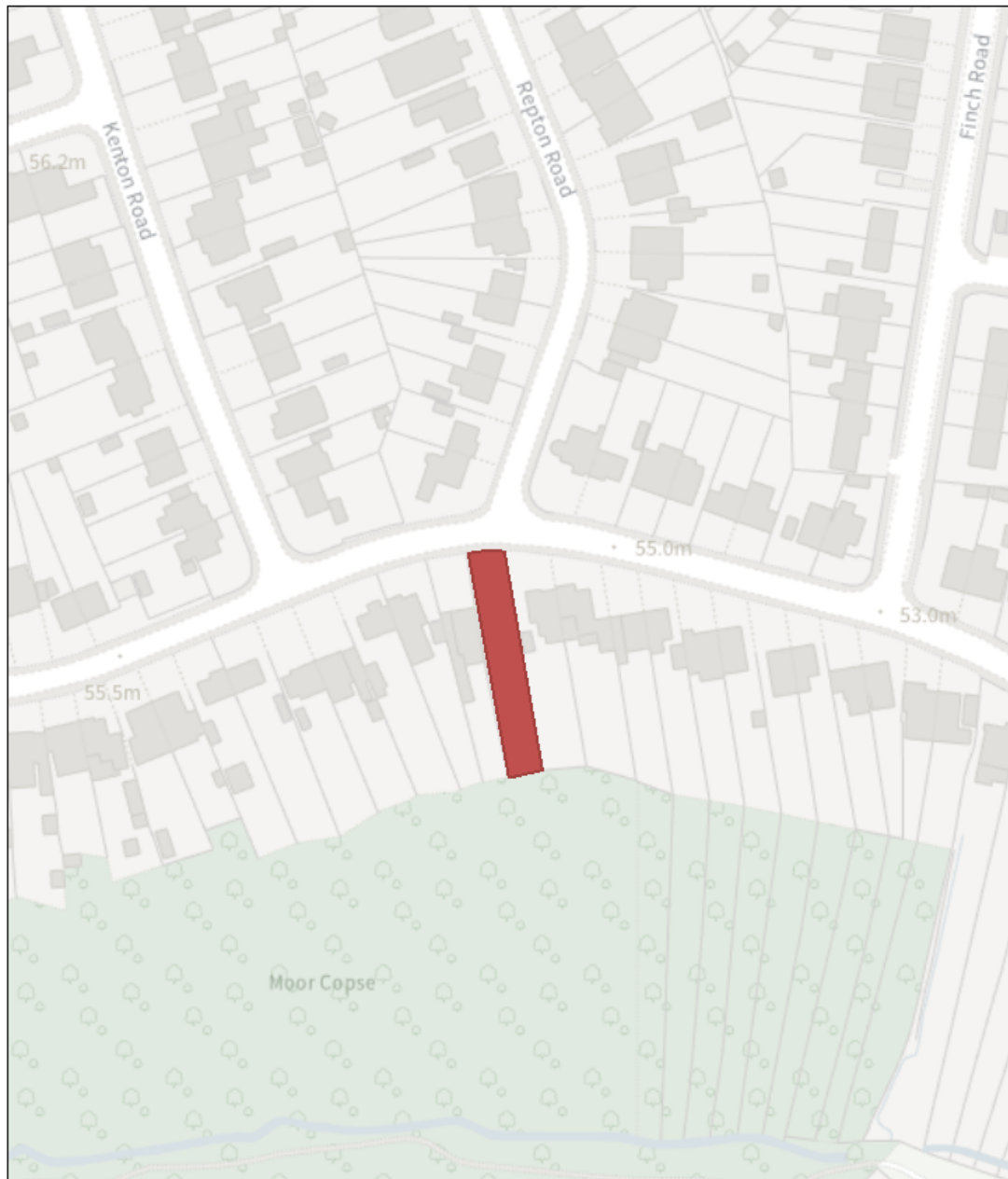
Proposal: Application for a certificate of lawfulness for the proposed development of single-storey garden outbuilding.

SECOND SCHEDULE

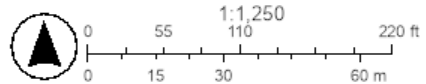
Address: 112 Silverdale Road, Earley, Wokingham, RG6 7LU

PLAN

112 Silverdale Road, RG6 7LU



27/10/2025, 16:02:47



Wokingham Internal
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Recommendation agreed:

Aje

Date: 28/10/25