

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242583

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 October 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 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 use of the study room as a home office does not constitute development and thus would not have required planning permission. Accordingly, the Council would not have been in a position to take enforcement action in respect of it and the proposal thus would have been lawful.

Informatives

1. This Certificate/Decision is issued in respect of drawings no. Location Plan TQRQM24131133454956; Site Plan TQRQM24131131409130 & RDO/5/24/A/D2 received by the local planning authority on 11/10/2024.

FIRST SCHEDULE

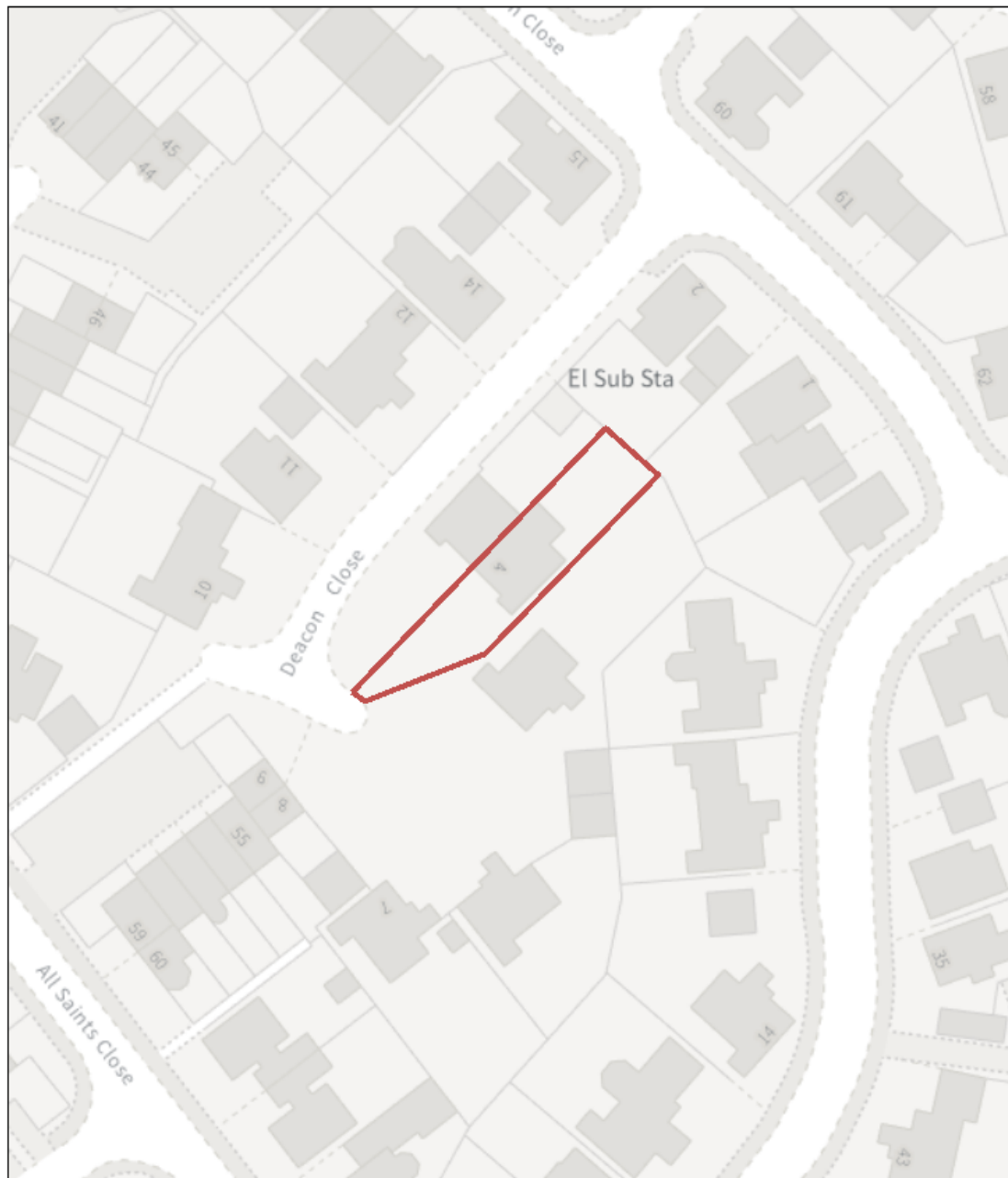
Proposal: Application for a certificate of lawfulness for the proposed use of a room as a home office.

SECOND SCHEDULE

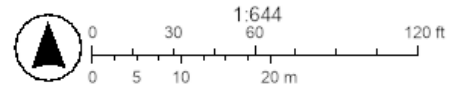
Address: 4 Deacon Close, Wokingham, RG40 1WF

PLAN

ArcGIS Web Map



07/11/2024, 15:38:59



Wokingham Internal
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Recommendation agreed: *AMM*

Date: 8 November 2024