

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250431

Draft Recommendation: Wokingham Borough Council hereby certify that on 25 February 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 part garage conversion to create habitable accommodation along with changes to fenestration 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. This is because Condition 4 under Planning Permission 192748 states that notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Informatives

1. This certificate is issued in respect of plan no. 25/966-02 Rev A received by the Local Planning Authority on 25th February 2025.

FIRST SCHEDULE

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

SECOND SCHEDULE

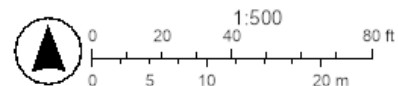
Address: 2 Payley Drive, Wokingham, RG40 5YW

PLAN

2 Payley Drive



16/04/2025, 11:17:11



Wokingham Internal
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Recommendation agreed:



Date: 16/04/25