

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 261511

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 July 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 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 conversion of the garage into habitable accommodation, including the replacement of the garage door with a window constitutes development and thus requires planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition no.6 of planning permission F/2001/4715 requires that the garage is kept available for vehicle parking.

Informatives

1. This decision is in respect of the drawings and plans numbered C01, C02, C03, C04 and C05 received by the Local Planning Authority on 26/06/2026.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the garage into habitable accommodation, including the replacement of the garage door with a window.

SECOND SCHEDULE

Address: 60 Attwood Drive, Arborfield, Wokingham, RG2 9FE

PLAN



Recommendation agreed: *MC*

Date: 01.09.2026