

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260210

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 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 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 conversion of the existing garage to create habitable accommodation plus 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 12 under Permission 42061 states that the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose, with the exception of plots 2, 6, 14, 19, 27, 34, 37, 43, 48, 51, 55, 56, 58 and 59.

Informatives

1. This decision is issued in respect of plans no. 2712 03 received by the Local Planning Authority on 27th January 2026.

FIRST SCHEDULE

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

SECOND SCHEDULE

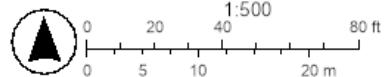
Address: 5 Geranium Close, Crowthorne, Wokingham, RG45 6UY

PLAN

5 Geranium Close



□ District



Wokingham Internal
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Recommendation agreed:

Date: 19/03/26