

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242287

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 September 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 not 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 garage conversion to create habitable accommodation 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 (as amended), the proposal not being in accordance with Schedule 2 (Part 1) (Class A) & (Part 2) (Class A) of the Order because condition 4 of planning consent 17895 (27/07/1982) restricts the use of the garage as a domestic garage only; the proposed wall measures 2m in height; and condition 14 of planning consent 17895 (27/07/1982) removes permitted development rights for the erection of the wall.

Informatives

1. This decision is issued in respect of plans no. D2991-01 & D2991-02 received by the local planning authority on 04/09/2024.

FIRST SCHEDULE

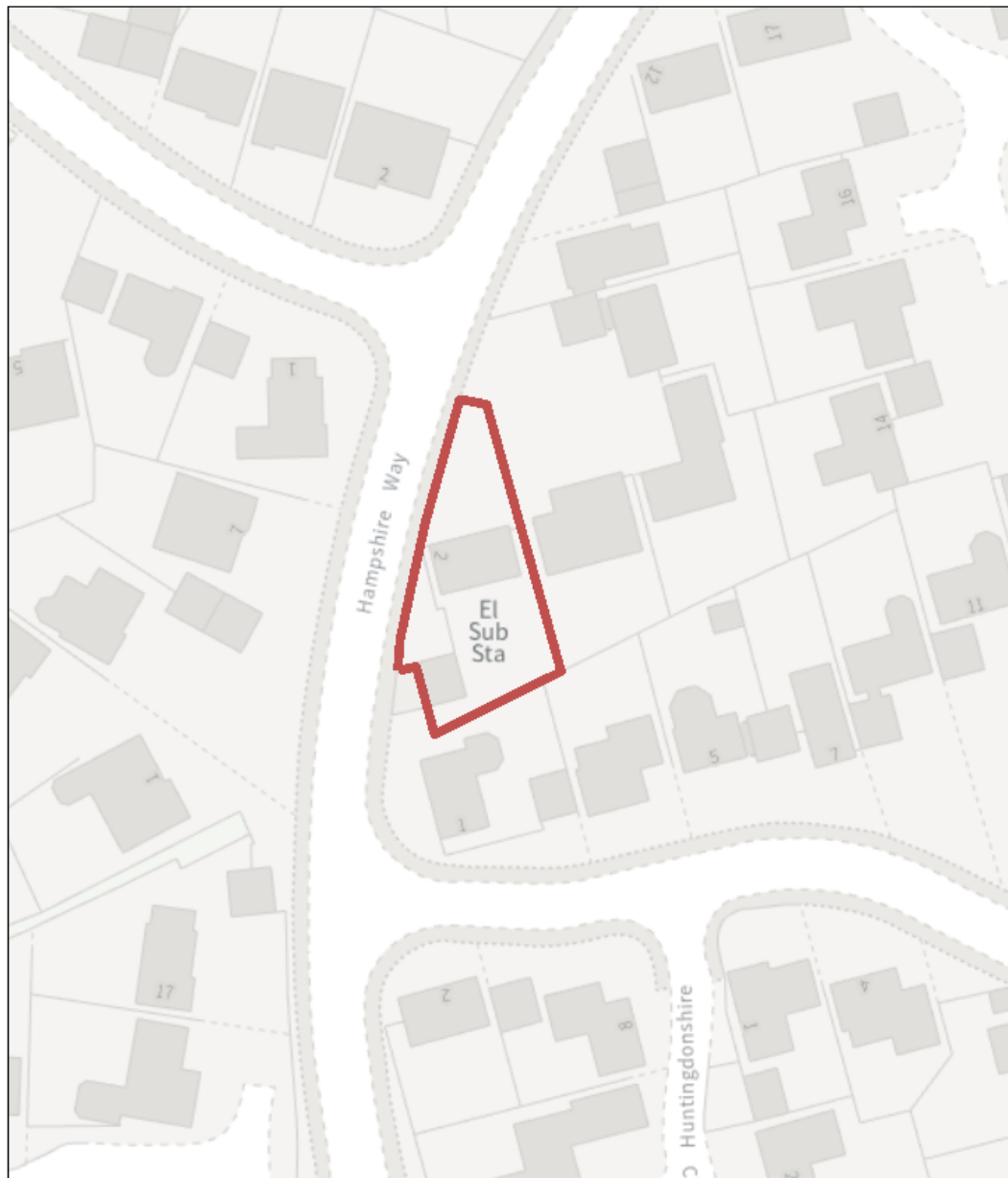
Proposal: Application for a certificate of lawfulness for the proposed garage conversion and repositioning of the boundary wall.

SECOND SCHEDULE

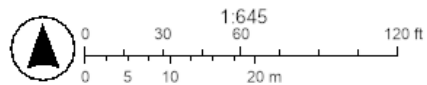
Address: 2 Hampshire Way, Wokingham, RG41 3AX

PLAN

ArcGIS Web Map



24/09/2024, 10:44:12



Wokingham Internal
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JMM

Recommendation agreed:

Date: 24 September 2024