

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242982

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 November 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 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 garage to habitable accommodation constitutes development requiring planning permission. Permission is not granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition 9 of consent 14279 restricts the conversion of the garage.

Informatives

1. This certificate is issued in respect of plans titled/numbered (Location Plan) (P/ELLISON/2024/004) (Block Plan) received by the Local Planning Authority on 26/11/2024, 28/11/2024 & 29/11/2024.

FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 20 Kerris Way, Earley, Wokingham, RG6 5UW

PLAN

Scale - 1:1250

FMFM

Recommendation agreed:

Date: 16 January 2025