

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242902

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 December 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 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 and changes to fenestration constitutes development and thus requires planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered 02 P2 and 06 P1 received by the Local Planning Authority on 18/11/2024 and 04/12/2024.

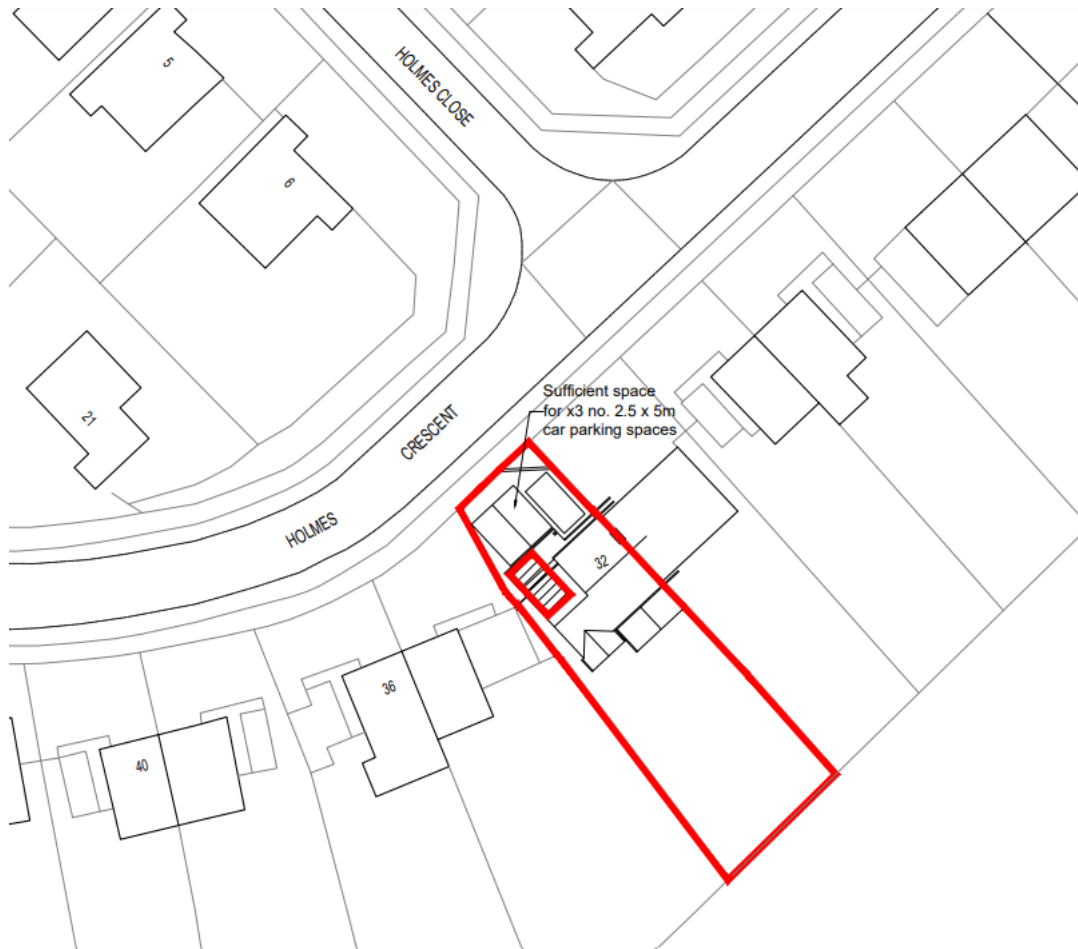
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for conversion of the existing integrated garage into habitable accommodation along with changes to fenestration (Retrospective).

SECOND SCHEDULE

Address: 32 Holmes Crescent, Wokingham, RG41 2SD

PLAN



Recommendation agreed: *MC*

Date: 10.01.2025