

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251145

Draft Recommendation: Wokingham Borough Council hereby certify that on 14 May 2025 (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 outbuilding constitutes development requiring 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 E) of the Order.

Informatives

1. In reaching its decision the Council has used the following plans: Proposed Outbuilding (Drawing no. 20) and Proposed Block Plan (Drawing no. 16).

2. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

FIRST SCHEDULE

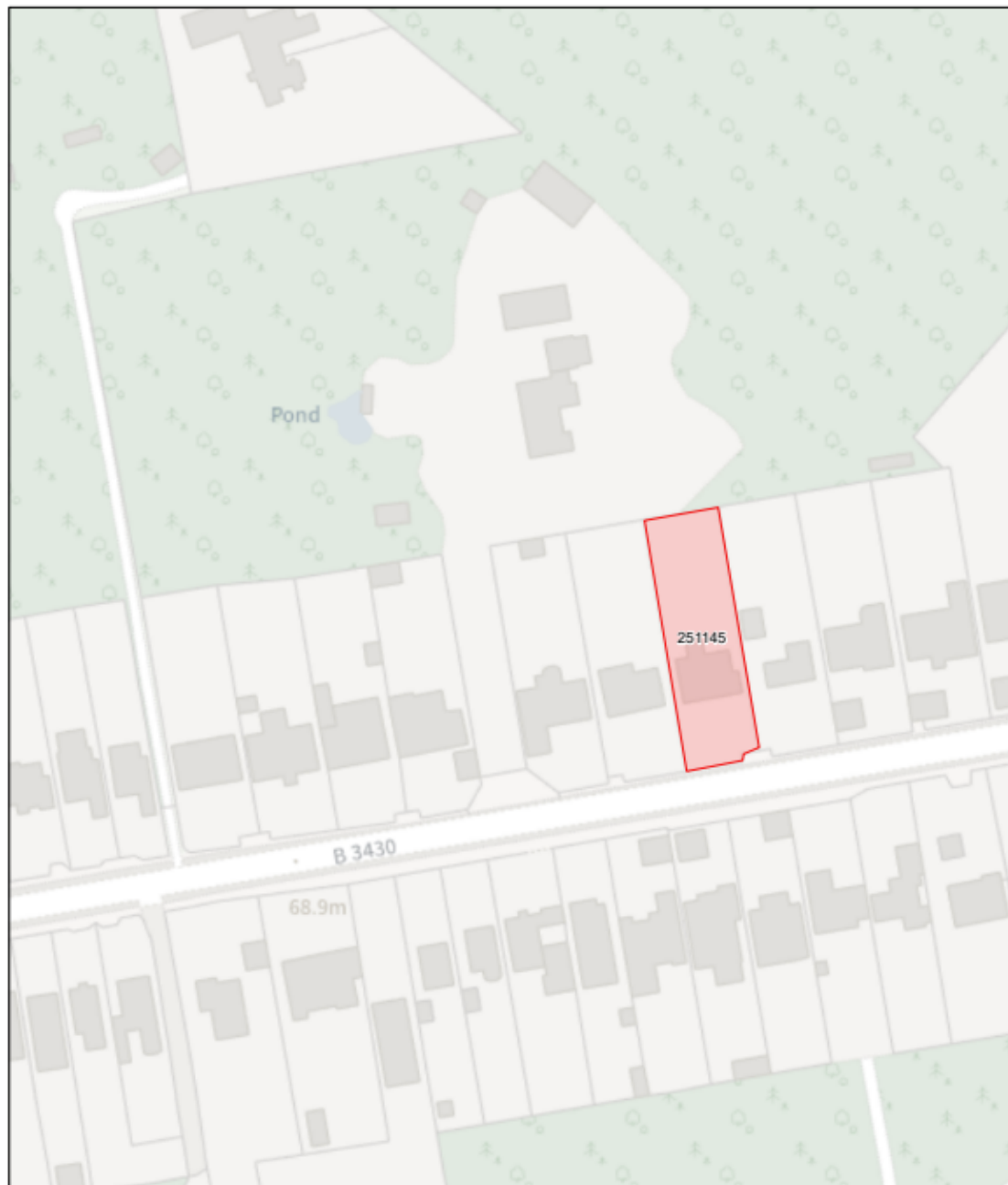
Proposal: Application for a certificate of lawfulness for the proposed erection of an outbuilding.

SECOND SCHEDULE

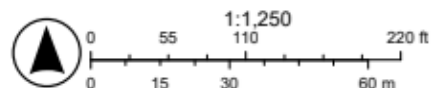
Address: 343 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH

PLAN

343 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 3NH



15/05/2025, 11:21:50



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written below the text 'Recommendation agreed:'.

Date: 19/05/25