

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242791

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 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 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 erection of a detached outbuilding for purposes incidental to the enjoyment of a dwellinghouse constitutes development requiring planning permission. Based on the evidence provided and the Local Planning Authority's own information, it has been sufficiently demonstrated that permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, with the development being in accordance with Schedule 2 (Part 1) (Class E) of the Order.

Informatives

1. The Lawful Development Certificate only relates to the provision of an outbuilding incidental to the enjoyment of the residential dwelling located on the site, as shown on the submitted information. Any change in use of the outbuilding, or alterations, additions or extensions to the outbuilding to facilitate a change in use, would not be in accordance with the Town and Country Planning (General Permitted Development) Order 2015 and would require full consent from the Council prior to commencement.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the erection of a detached outbuilding for purposes incidental to the enjoyment of the dwellinghouse.

SECOND SCHEDULE

Address: Riverways, New Bath Road, Twyford, Reading, RG10 9RY

PLAN

242791 - Riverways, New Bath Road, Twyford, RG10 9RY



Recommendation agreed:

Aje

Date: 13/01/25