

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 252950

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 15 December 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 change to fenestration constitutes development requiring planning permission. Permission is granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, being in accordance with Schedule 2 (Part 1) (Class (A) of the Order. based on the information provided, the use of part of the dwelling for part time dog grooming is considered incidental and ancillary to the main dwellinghouse.

## **Informatives**

1. This certificate is issued in respect of plans numbered(Location Plan), (TQRQM25341145913003 Site Plan),(Proposed Elevations),(Existing Elevations), (Proposed Floor Plan),(Existing Floor Plan), received by the Local Planning Authority on 02/12/2025, 09/12/2025, 15/12/2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

3. Any intensification of Dog Grooming at the property from that described within in this submission may trigger a material change of use.

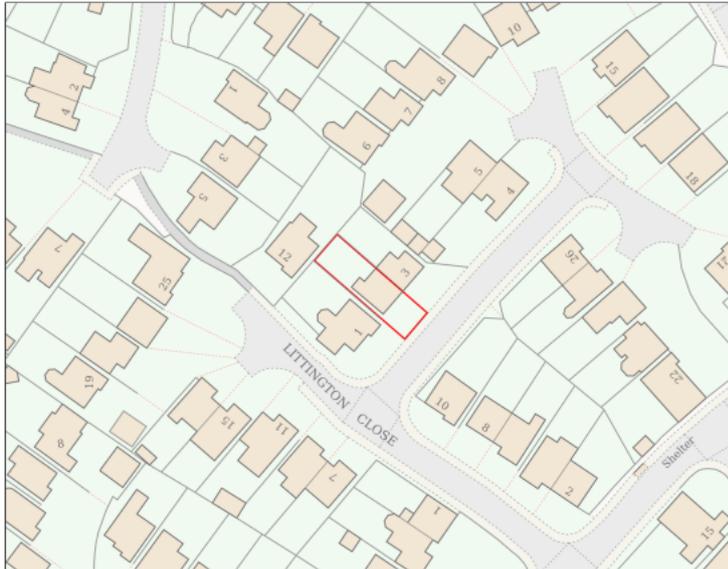
## **FIRST SCHEDULE**

**Proposal:** Application for the use of a garage for residential accommodation including incidental/ancillary dog grooming with changes to fenestration.

## **SECOND SCHEDULE**

**Address:** 2 Merrifield Close, Earley, Wokingham, RG6 4BN

## PLAN



Recommendation agreed: *MC*

Date: 06.02.2026