

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242997

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 February 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 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 conversion of the existing integrated garage into habitable accommodation along with changes to fenestration 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 181276 restricts the conversion of the existing garage.

Informatives

1. This decision is issued in respect of plans numbered (01GC_210) (01GC_310) (1133-00 PR OS A) (01GC_110) (PR_230) received by the Local Planning Authority on 23/12/2024.

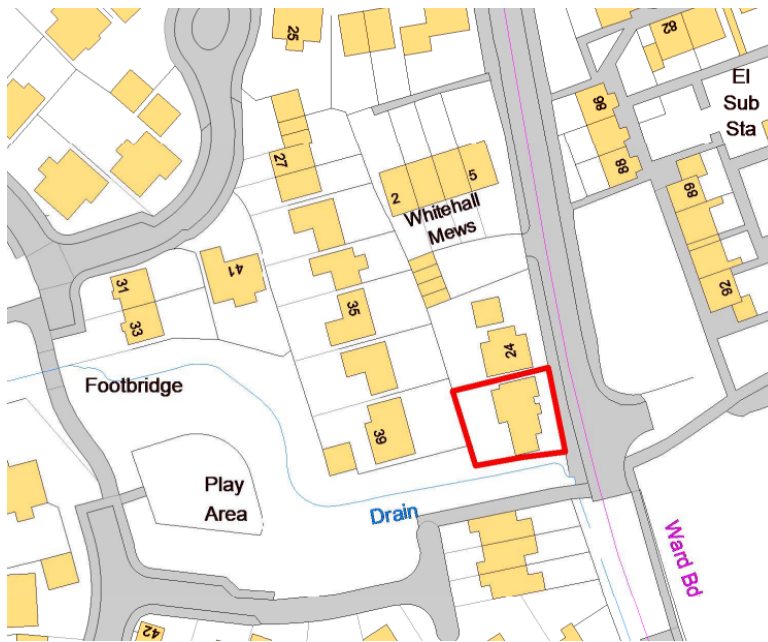
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the existing integrated garage into habitable accommodation along with changes to fenestration.

SECOND SCHEDULE

Address: 24a Bramshill Close, Arborfield, Wokingham, RG2 9NF

PLAN



Scale - 1:1250

Recommendation agreed: *JMM*

Date: 17 March 2025