

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 251319

Draft Recommendation: Wokingham Borough Council hereby certify that on 8 June 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 garage into habitable accommodation 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 7 of consent 99/70568/F restricts the conversion of the garage.

Informatives

1. This decision is issued in respect of the plans titled/numbered (Location Plan), (1249/01) & (1249/2), received by the Local Planning Authority on 10/06/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the existing garage into habitable accommodation.

SECOND SCHEDULE

Address: 63 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ

PLAN



Scale - 1:1250

Recommendation agreed:

JMM

Date: 22 July 2025