

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252427

Draft Recommendation: Wokingham Borough Council hereby certify that on 16 October 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 garage conversion with associated changes to fenestration, plus modification of the existing single storey front roof to create a pitched roof constitutes development and thus requires planning permission. Permission **IS NOT** available under Article 3 of the Town and Country Planning (General Permitted Development) order 2015, the proposal being out of accordance with Schedule 2 (Part 1) (Class A, B, C and D) of the order. This is due to the proposed pitched roof extending beyond the plane of the existing roof slope at the front elevation of the dwelling and beyond the existing wall of the principal elevation, due to the new soffit, eaves and fascia. The proposed plans could possibly be considered under Class D, however the plans still would not align with Permitted Development rights due to the new roof exceeding 3m in height.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (003-002, 003-001), received by the local planning authority on 15/10/2025.

FIRST SCHEDULE

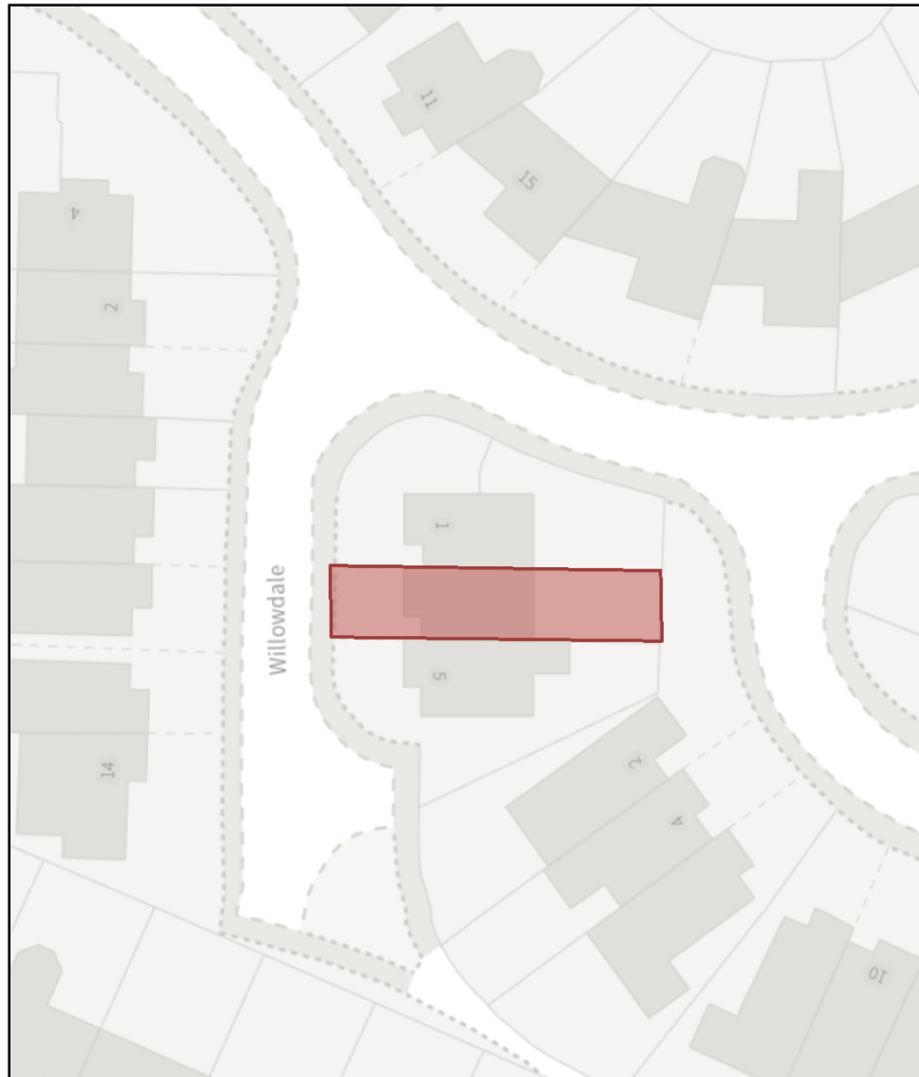
Proposal: Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration, plus modification of the existing single storey front roof to create a pitched roof.

SECOND SCHEDULE

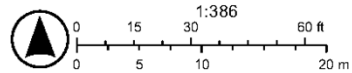
Address: 3 Willowdale, Finchampstead, Wokingham, RG40 4UF

PLAN

3 Willowdale, Finchampstead, Wokingham, RG40 4UF



19/11/2025, 13:31:45



Wokingham Internal
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Recommendation agreed: *MC*

Date: 20.11.2025