

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 251485

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 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 erection of a single storey outbuilding constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class E) of the Order, due to the proposed creation of a raised platform/veranda and location of the outbuilding outside the curtilage of the dwellinghouse.

Informatives

1. This decision is issued in respect of plans numbered (25/001-A022) (25/001-A020) (25/001-A021) received by the Local Planning Authority on 23/06/2025.

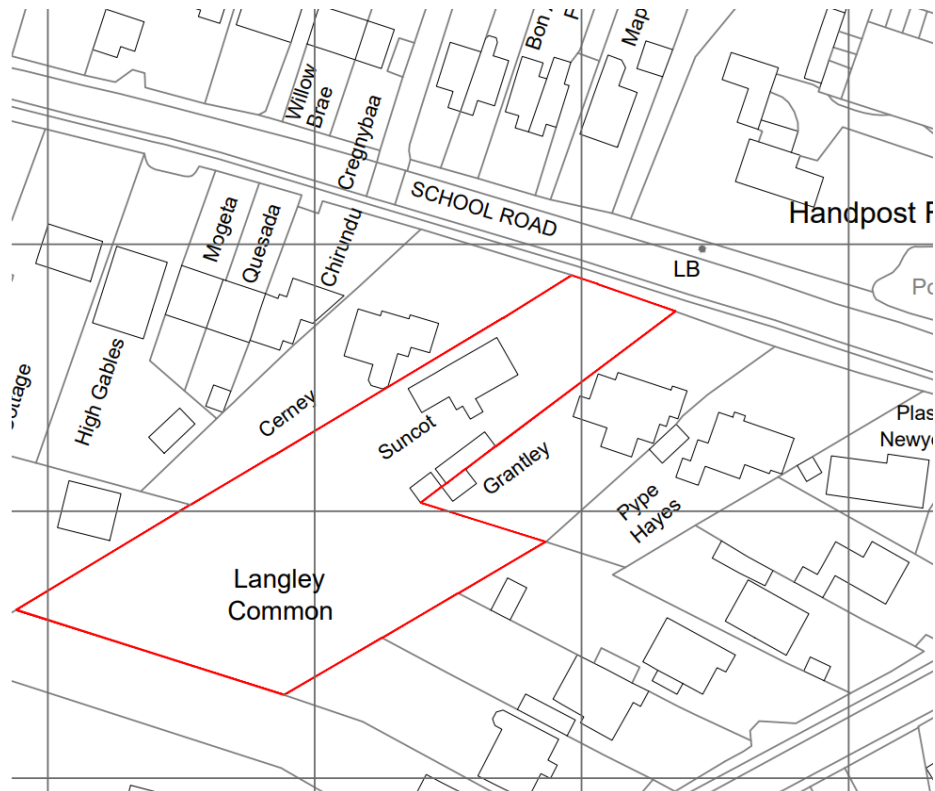
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of single storey outbuilding.

SECOND SCHEDULE

Address: Suncot, School Road, Barkham, Wokingham, RG41 4TR

PLAN



Scale - 1:1250

Recommendation agreed:

JMM

Date: 5 August 2025