

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 213215

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 12 October 2021 (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 alterations to existing roof, single storey rear extension, the insertion of 1no. roof light, erection of outbuilding to be used as home office/gym (for a purpose incidental to the enjoyment of the dwelling house), following demolition of existing outbuilding constitutes development requiring planning permission. Permission **is** available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class A, B, E) of the Order.

## **Informatives**

1. 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.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This Certificate is issued in respect of plan no's 02 Existing Site Plan, 03 Existing Plans, 04 Existing Elevations, 100 Proposed Plans, 101 Proposed Elevations, 102 Proposed Outbuilding received by the Local Planning Authority on 25 September

2021 and 01 Rev A Location Plan, 05 Existing Outbuilding, 05 Rev A Block Plan received by the Local Planning Authority on 12/13 October 2021.

**FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed alterations to existing roof, single storey rear extension, the insertion of 1no. roof light, erection of outbuilding to be used as home office/gym, following demolition of existing outbuilding.

**SECOND SCHEDULE**

**Address:** Ruscombe Turn, Stanlake Lane, Ruscombe, RG10 0BL

**PLAN**



Scale: 1:1,250  
Date: 03/11/2021



Recommendation agreed:

A small, light green rectangular box containing a handwritten signature in black ink. The signature is stylized and appears to be the initials 'ST'.

Date: 03/11/21