

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 220003

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 6 January 2022 (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 erection of a single storey rear extension, to include the insertion of 3no. roof lights, following demolition of existing coal shed, plus changes to fenestration 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) 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.

2. This Certificate is issued in respect of plan no's WIN-P100-P1 Proposed Ground Floor Plan, WIN-P101-P1 Proposed First Floor Plan, WIN-P102-P1 Proposed Roof Plan, WIN-P200-P1 Proposed Elevations, WIN-S100-P1 Existing Ground Floor Plan, WIN-S101-P1 Existing First Floor Plan, WIN-S103-P1 Existing Roof Plan, WIN-S200-P1 Existing Elevations received by the Local Planning Authority on 01 January 2022 and WIN-P001-P1 Block Plan, WIN-P001-P1 Site Location Plan received by the Local Planning Authority on 06 January 2022.

## **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, to include the insertion of 3no. roof lights, following demolition of existing coal shed, plus changes to fenestration.

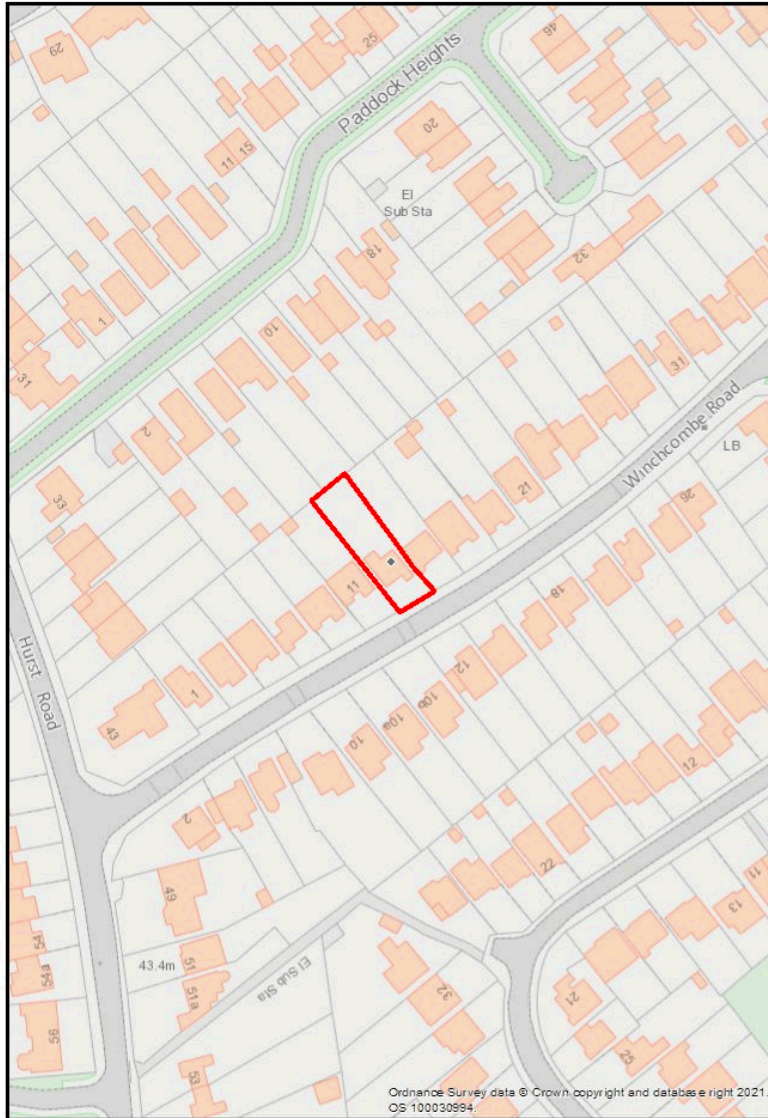
## SECOND SCHEDULE

Address: 13 Winchcombe Road, Twyford, Wokingham, RG10 0AS

## PLAN

ARCGIS WEB MAP

**WOKINGHAM**  
BOROUGH COUNCIL



Scale: 1:1,250  
Date: 31/01/2022

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OS 100030994.

Recommendation agreed:

Date: 01/02/22

