

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260189

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 January 2026 (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 installation of a shutter door in place of a window constitutes development and thus requires 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 7) (Class H) of the Order.

Informatives

1. This Certificate is issued in respect of plan no A1-RIEDEL Rev C:1 received by the Local Planning Authority on 28 January 2026.

FIRST SCHEDULE

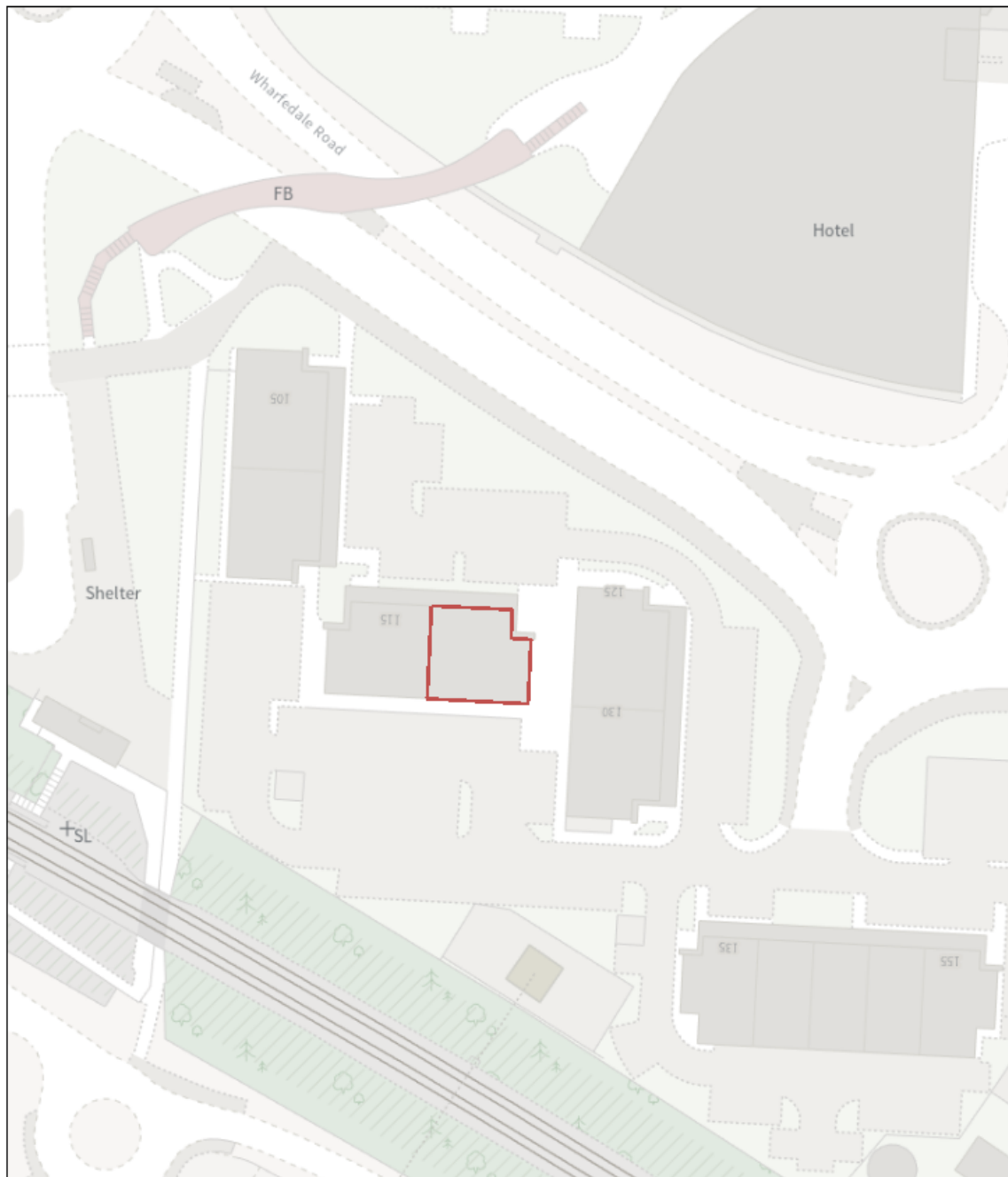
Proposal: Application for a certificate of lawfulness for the proposed roller shutter door in place of existing ground floor window.

SECOND SCHEDULE

Address: Unit 120, Wharfedale Road, Winnersh, Wokingham, RG41 5RB

PLAN

Unit 120, Wharfedale Road, Winnersh, Wokingham, RG41 5RB



24/03/2026, 16:03:23

 District



0 40 80 160 ft
0 12.5 25 50 m

Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', written in a cursive style.

Date: 24/03/26