

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242843

Draft Recommendation: Wokingham Borough Council hereby certify that on 6 December 2024 (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 26no. solar panels on the roof of the dwelling 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 14)(Class A) of the Order.

Informatives

1. Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

2. This Certificate/Decision is issued in respect of plan no's Location Plan, INT/2024/33/01, INT/2024/33/02, INT/2024/33/02 & INT/2024/33/02 received by the Local Planning Authority on 05/12/25 & 06/12/24.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of 26no. solar panels on the roof of the dwelling.

SECOND SCHEDULE

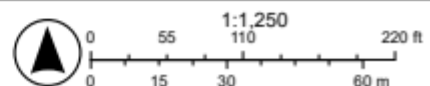
Address: 2 Priors Wood, Crowthorne, Wokingham, RG45 6BZ

PLAN

2 Priors Wood, Crowthorne, Wokingham



20/12/2024, 11:56:58



Wokingham Internal
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Recommendation agreed: *MC*

Date: 20.12.2024