

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242830

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 November 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 installation of an air source heat pump on domestic premises constitutes development and thus requires planning permission. Based on the evidence provided and the Local Planning Authority's own information, it has been demonstrated that permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, with the development being in accordance with Schedule 2 (Part 14) (Class G) of the Order.

Informatives

1. The applicant is reminded that development is permitted by Class G subject to the following conditions -

(a)the air source heat pump is used solely for heating purposes;

(b)the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(c)the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

(d)the air source heat pump is removed as soon as reasonably practicable when no longer needed.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for installation of an air source heat pump at the rear plus associated works.

SECOND SCHEDULE

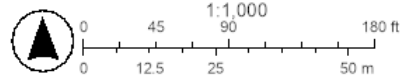
Address: 6 Hermitage Drive, Twyford, Wokingham, RG10 9HS

PLAN

242830 - 6 Hermitage Drive, Twyford, RG10 9HS



20/12/2024, 13:18:49



Wokingham Internal
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Recommendation agreed:

Date: 20/12/24