

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251037

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 April 2025 (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 not 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 constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, as the application site is subject to a planning condition (condition 3 of consent RM/2005/5890) restricting its Schedule 2 (Part 1) (Class A) permitted development rights.

FIRST SCHEDULE

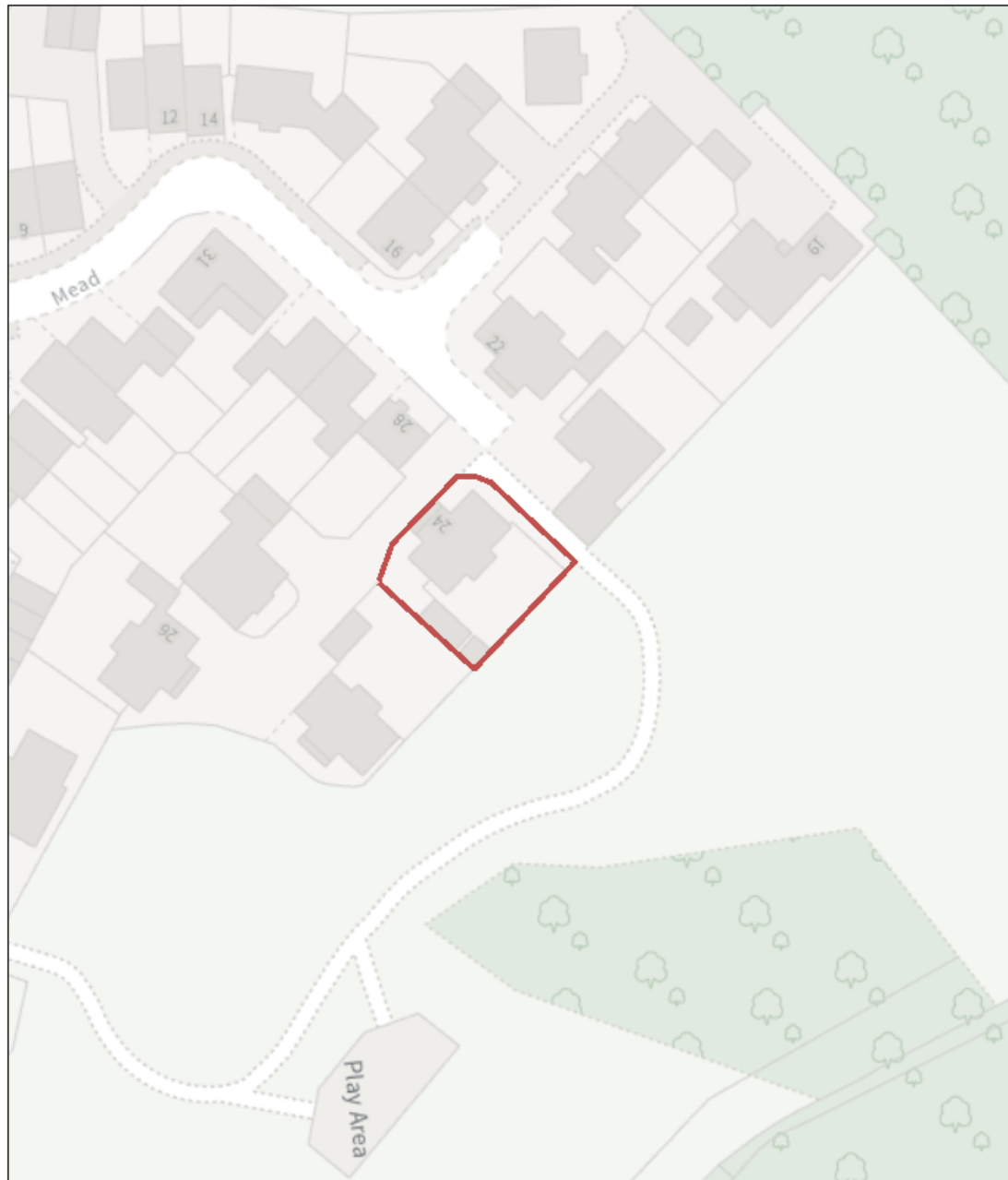
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

SECOND SCHEDULE

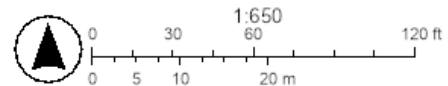
Address: 24 Ducketts Mead, Shinfield, Wokingham, RG2 9GY

PLAN

24 Ducketts Mead, Shinfield, RG2 9GY



14/05/2025, 10:31:13



Recommendation agreed:

Date: 15.5.25