

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252499

Draft Recommendation: Wokingham Borough Council hereby certify that on 14 October 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 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 single storey rear extension, loft conversion, and outbuilding 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, B, C & E) 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.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the

window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

3. Where applicable, the approval above is subject to the following:

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

4. This Certificate/Decision is issued in respect of drawings numbered (01 RevB), (101 RevD), received by the local planning authority on 14/10/2025.

FIRST SCHEDULE

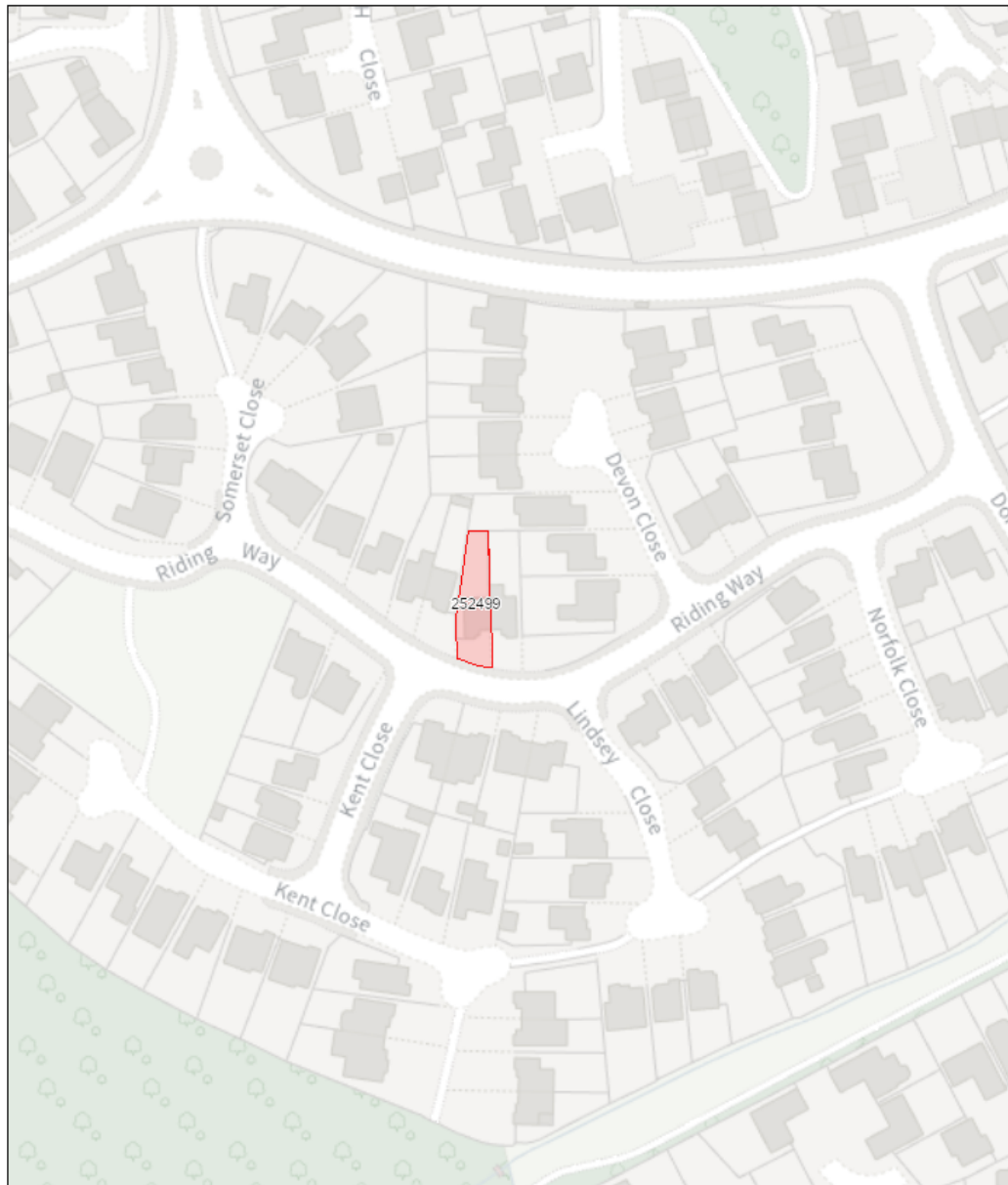
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, a rear dormer to facilitate loft conversion to create habitable accommodation along with changes to fenestration including insertion of roof lights, erection of an outbuilding to rear.

SECOND SCHEDULE

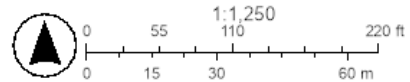
Address: 8 Riding Way, Wokingham, Wokingham, RG41 3AH

PLAN

8 Riding Way, Wokingham, RG41 3AH



05/12/2025, 08:36:20



Wokingham Internal
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Recommendation agreed:

Aje

Date: 05/12/25