

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252451

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 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 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 single storey rear extension, part garage conversion, raising of the garage roof, insertion of rear dormers, and the installation of a drainage pipe constitutes development requiring planning permission. Permission IS NOT available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order. This is because the rear extension extends more than 3 metres beyond the rear wall of the dwelling.

Informatives

1. This Certificate/Decision is issued in respect of plans numbered (01), (04 RevA), (05), (06), received by the Local Planning Authority on 10/10/2025 & 15/10/2025.

FIRST SCHEDULE

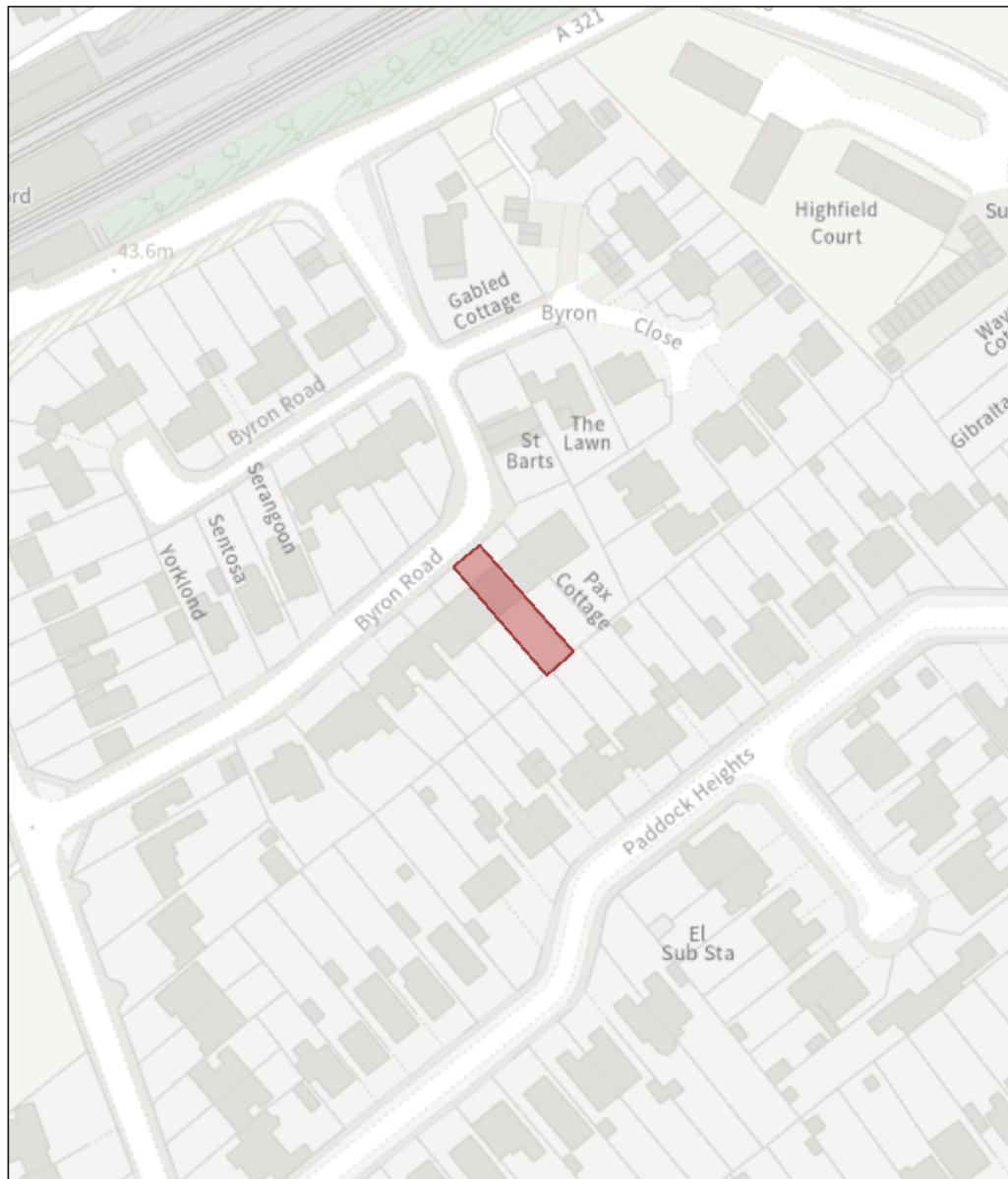
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with 1 no. lantern rooflight, plus installation of replacement rear dormers and part conversion of the garage to habitable accommodation with associated modifications to the single storey roof at the side.

SECOND SCHEDULE

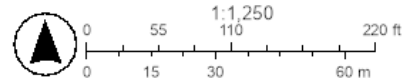
Address: 35 Byron Road, Twyford, Wokingham, RG10 0AE

PLAN

35 Byron Road, Twyford, RG10 0AE



05/12/2025, 11:43:08



Wokingham Internal
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Recommendation agreed:

Aje

Date: 05/12/25