

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 261305

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 June 2026 (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 proposed front porch 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 D) of the Order given the structure would be more than three metres above ground level (approx. 3.60m in height).

Informatives

1. This Certificate/Decision is issued in respect of plans A4/489/OS1, A1/489/01, A1/489/02, A1/489/03, A1/489/04 Rev.A, A4/489/10 & A4/489/11 received by the Local Planning Authority on 01/06/26 & 10/06/26.

FIRST SCHEDULE

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

SECOND SCHEDULE

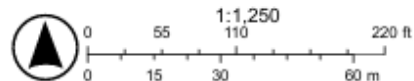
Address: 15 Kiln Ride, Finchampstead, Wokingham, RG40 3PN

PLAN

15 Kiln Ride, Finchampstead, Wokingham



29/07/2026, 10:31:24



Wokingham Internal
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Recommendation agreed: *MC*

Date: 29.07.2026