

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 261043

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 April 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 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 and a detached outbuilding following demolition of the existing rear conservatory 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 and 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.

2. This Certificate is issued in respect of the plans numbered B283522- 1100, B283522-1200, B283522-3100, B283522-3200 and B283522-1000.

3. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

The proposed outbuilding likely falls within the RPA of the TPOs (ref: TPO-1984-2024) and that tree works consent (<https://www.wokingham.gov.uk/countryside-parks-and-conservation/trees-hedges-and-grass-cutting/tree-preservation-orders-tpos/carry-out-works-protected-tree>) may be required.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension and a detached outbuilding following demolition of the existing rear conservatory and outbuilding.

SECOND SCHEDULE

Address: Holly House, Carters Hill, Binfield, Wokingham, RG40 5RR

PLAN



Recommendation agreed:

JMM

Date: 11 June 2026