

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 261396

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 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 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 side dormer plus loft conversion to create habitable accommodation and changes to fenestration including insertion of roof lights 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 and C) 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. This certificate is issued in respect of plans numbered (LDC2643_SK2 Location Plan), (LDC2643_01 Front Elevation), (LDC2643_03 Side Elevation), (LDC2643_SK1 Block Plan), (LDC2643_04 Side Elevation), (LDC2643_08 Roof Plans), (LDC2643_07 Second Floor Plan), (LDC2643_06 First Floor Plan) received by the Local Planning Authority on 12/06/26 and 15/06/26.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension and a side dormer plus loft conversion to create habitable accommodation and changes to fenestration including insertion of roof lights.

SECOND SCHEDULE

Address: 20 Payley Drive, Wokingham, RG40 5YW

PLAN



Recommendation agreed: *MC*

Date: 07.08.2026