

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 243092

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 December 2024 (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 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) of the Order.

Informatives

1. In reaching its decision the Council has used the following plans: Proposed Floor and Roof Plans (Drawing No. 100), Proposed Elevations (Drawing No. 120), Proposed Site and Block Plan (Drawing No. 101) and Location and Existing Site Plans (Drawing No. 01).

FIRST SCHEDULE

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

SECOND SCHEDULE

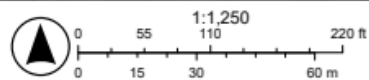
Address: 2 Charvil Meadow Road, Charvil, Wokingham, RG10 9DX

PLAN

2 CHARVIL MEADOW ROAD, CHARVIL, READING, RG10 9DX



28/01/2025, 15:53:21



Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 28/01/25