

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260567

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 March 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 installation of 23 roof-mounted photovoltaic (PV) panels and a domestic battery storage unit 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 14) (Class A) of the Order.

Informatives

1. This Certificate is issued in respect of the submitted application plans, drawings and information labelled PP-14743793v1, 'Elevation Plan (Proposed) Version 2' and 'Elevation Plan (Existing)' received by the local planning authority on 03/04/2026.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of 23 roof-mounted photovoltaic (PV) panels and a domestic battery storage unit.

SECOND SCHEDULE

Address: 4 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BJ

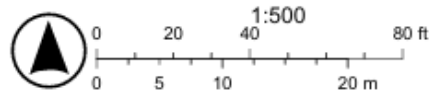
PLAN

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 District



Recommendation agreed:

Date: 15.5.26