

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252146

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 September 2025 (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 erection of a single storey rear extension constitutes development requiring planning permission. Permission is not granted 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 A) of the Order as it would conflict with planning condition 10 of consent 32365. The plot number of the application site is 123 and would fall within the stipulated plot numbers in planning condition 10 of consent 32365.

Informatives

1. This Certificate/Decision is issued in respect of plan A4/457/OS1, A4/457/01, A4/457/02, A4/457/04 Rev A, A4/457/04, A4/457/10 & A4/457/11 received by the Local Planning Authority on 09/09/25 & 10/09/25.

FIRST SCHEDULE

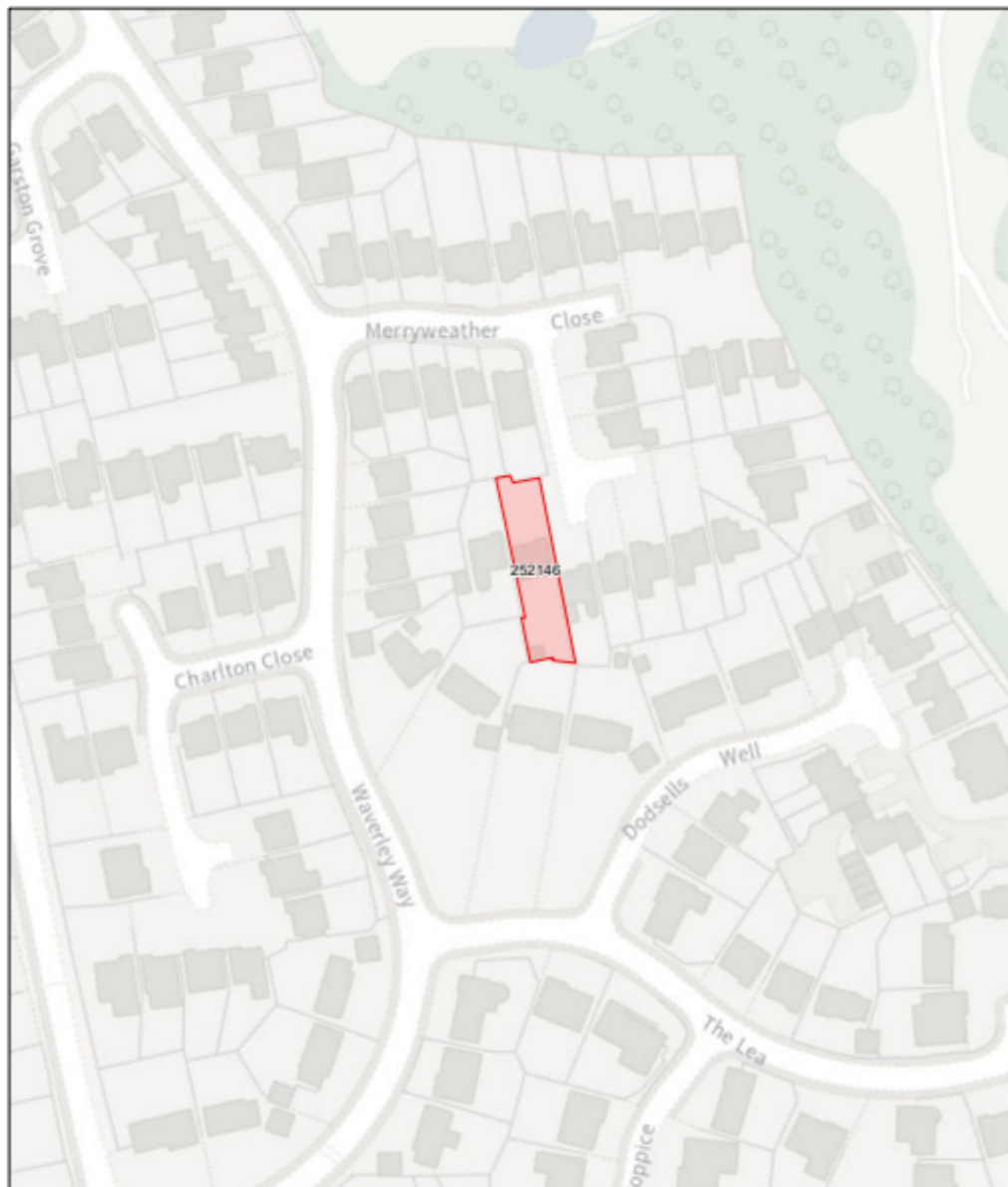
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

SECOND SCHEDULE

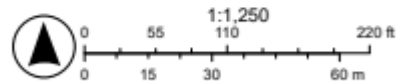
Address: 25 Merryweather Close, Finchampstead, Wokingham, RG40 4YH

PLAN

25 Merryweather Close, Finchampstead, Wokingham



03/11/2025, 09:25:37



Wokingham Internal
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Recommendation agreed: *HMM*

Date: 3 November