

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252092

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 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, following demolition of the existing conservatory, 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. This Certificate/Decision is issued in respect of drawings numbered HC20, HC23 and HC24 received by the local planning authority on 3 September 2025.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed development of single-storey rear extension to replace existing conservatory.

SECOND SCHEDULE

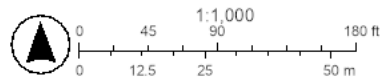
Address: 17 Hudson Road, Woodley, Wokingham, RG5 4EN

PLAN

250292 - 17 Hudson Road, Woodley, RG5 4EN



09/10/2025, 17:35:46



Wokingham internal
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Recommendation agreed:

Date: 10/10/25