

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 261790

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 July 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 front porch extension including associated alterations to external doors and windows 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 and D) 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.

2. This certificate is issued in respect of plans numbered (A1/489/01 Existing Ground Floor Plans), (A1/489/02 Existing Elevations), (A1/489/04 Proposed Elevations), (A1/489/10 Existing Block Plan), (A1/489/11 Proposed Block Plan), (A4/489/OS1 Location Plan), (A1/489/03 Proposed Ground Floor Plans) received by the Local Planning Authority on 30/07/26.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single-storey rear extension and front porch extension, including associated alterations to external doors and windows.

SECOND SCHEDULE

Address: 15 Kiln Ride, Finchampstead, Wokingham, RG40 3PN

PLAN



Recommendation agreed: *MC*

Date: 21.09.2026