

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260546

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 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 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/side 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) A.2 (b). The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse and the dwelling is located in the Twyford Conservation Area.

Informatives

1. This Certificate/Decision is issued in respect of plans 25077.PD-01, 25077.PD-02, 25077.PD-03, 25077.PD-04, 25077.PD-05, 25077.PD-06, 25077.PD-07 & 25077.PD-08 received by the Local Planning Authority on 04/03/26 & 05/03/26.

FIRST SCHEDULE

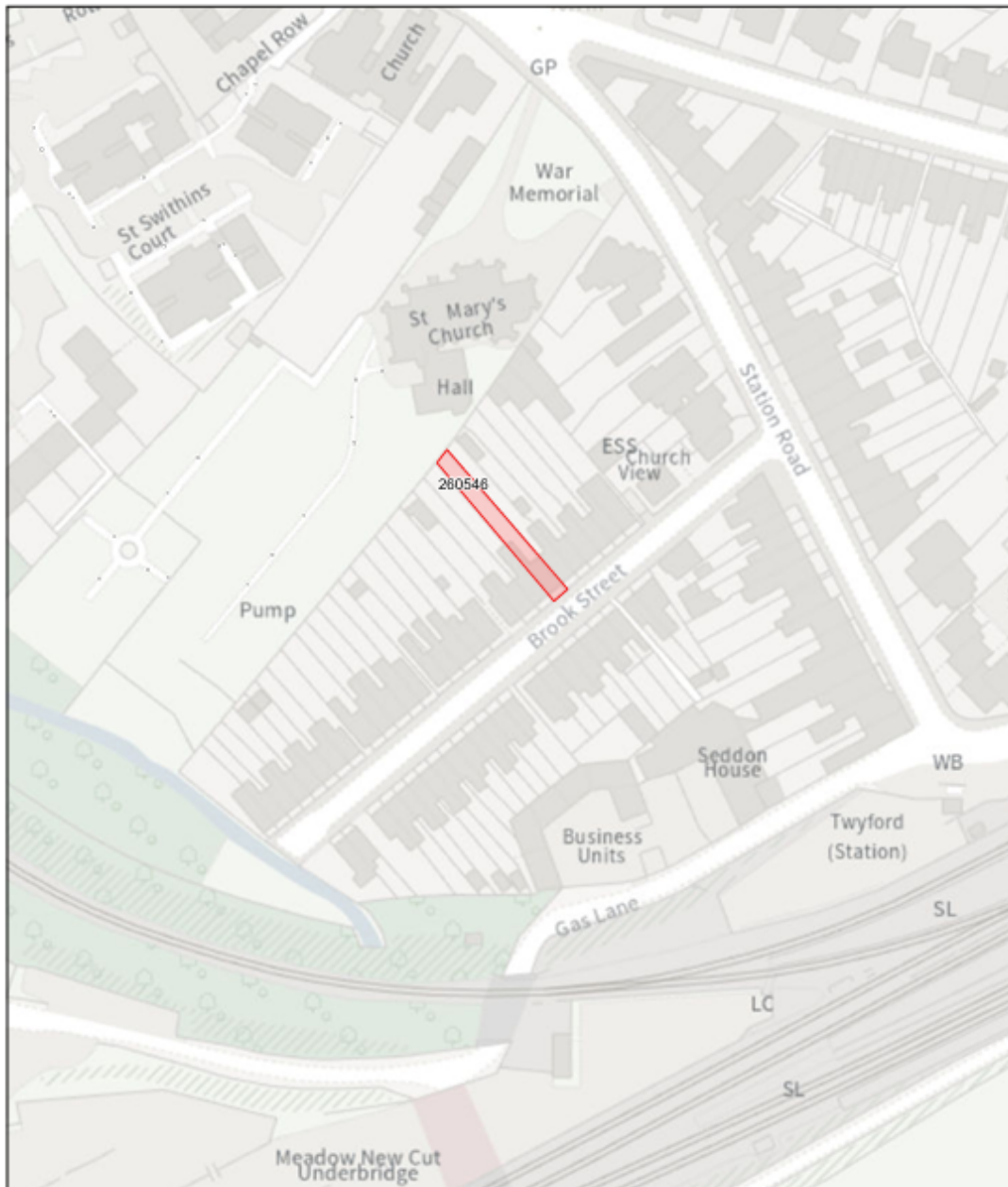
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear/side extension.

SECOND SCHEDULE

Address: 7 Brook Street, Twyford, Wokingham, RG10 9NX

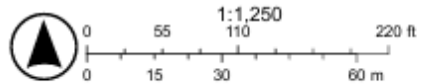
PLAN

7 Brook Street, Twyford, Wokingham



29/04/2026, 10:36:50

Planning Applications Live
 District



Wokingham Internal
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Recommendation agreed:

AMM

Date: June 2026