

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242071

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 August 2024 (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 to the existing dwelling constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition 7 of planning consent 18053 removes permitted development rights.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered 24/3143/01 and titled 'Block Plan' and 'Location Plan' received on 12 August 2024.

FIRST SCHEDULE

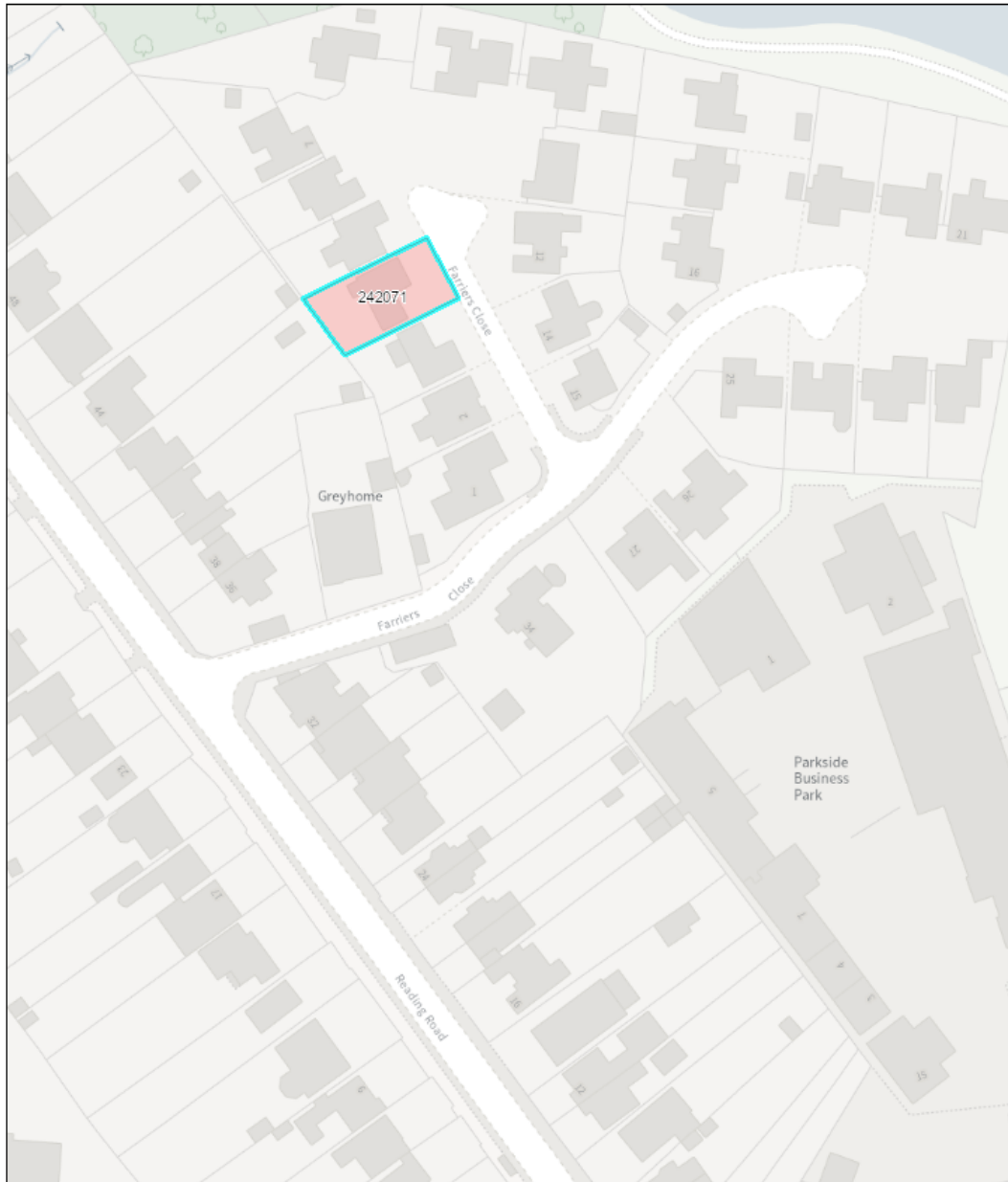
Proposal: Application for a certificate of lawfulness for the proposed single storey rear extension.

SECOND SCHEDULE

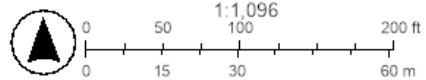
Address: 4 Farriers Close, Woodley, Wokingham, RG5 3DD

PLAN

242071 - 4 Farriers Close, Woodley, RG5 3DD



26/09/2024, 14:17:14



Wokingham Internal
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Recommendation agreed:

A handwritten signature in blue ink, appearing to be 'Aje'.

Date: 26/09/24