

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250748

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 April 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 loft conversion and insertion of 2no. pitched roof dormers and 3 no. rooflights 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 B) & (Class C) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

2. This Certificate/Decision is issued in respect of drawings numbered (Location Plan), ('Proposed Block Plan' 02 Rev2), ('Proposed Ground Floor Plan' 03 Rev2), ('Proposed First Floor Plan' 02), ('Proposed Loft Floor Plan' 03 Rev2), ('Proposed Top View' 04 Rev2), ('Proposed Elevations' 06 Rev2), received by the Local Planning Authority on 26/03/2025 & 10/04/2025.

FIRST SCHEDULE

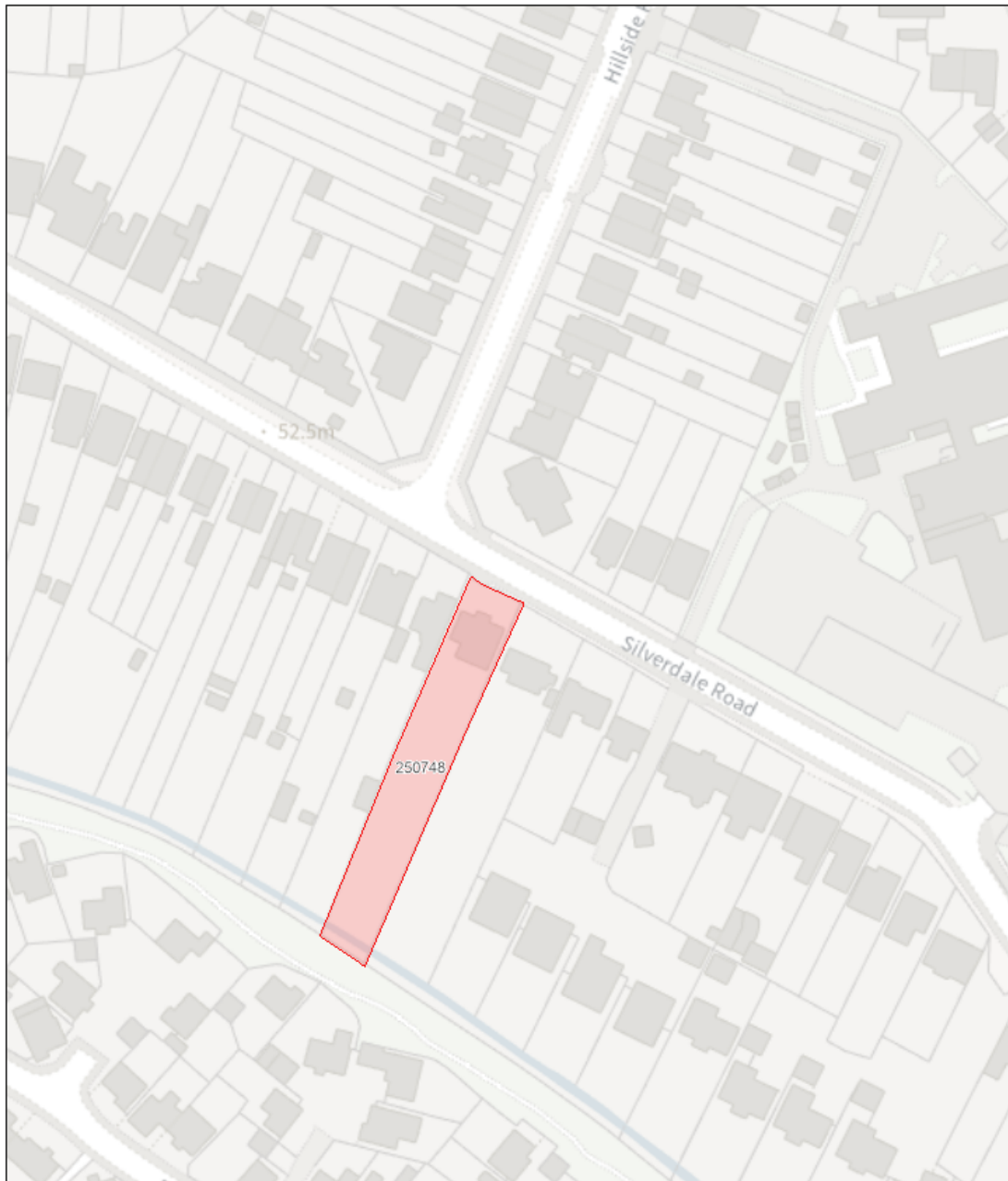
Proposal: Application for a certificate of lawfulness for the proposed erection of 2 no. rear dormers to facilitate loft conversion along with installation of roof lights.

SECOND SCHEDULE

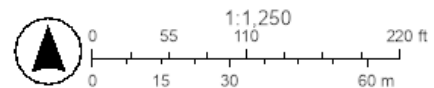
Address: 48 Silverdale Road, Earley, Wokingham, RG6 7LS

PLAN

48 Silverdale Road, Earley, RG6 7LS



04/06/2025, 11:20:52



Wokingham Internal
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Age' followed by a flourish.

Date: 04/06/25