

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252059

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 August 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 constitutes development and thus requires 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. 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 the drawings numbered (M- 2837) & (M- 2837-1), received by the Local Planning Authority on 29/08/2025.

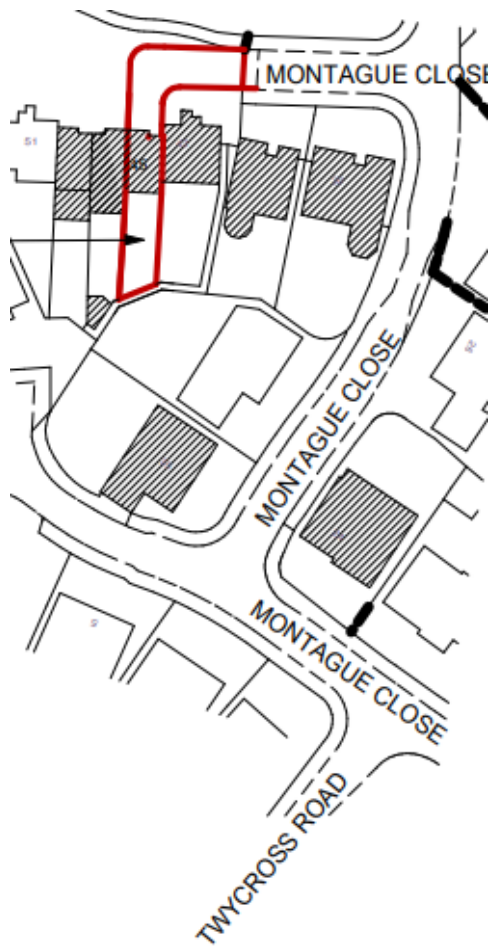
FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 45 Montague Close, Wokingham, RG40 5PF

PLAN



Scale - 1:1250

Recommendation agreed:

HMM

Date: 14 October 2025