

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 242757

Draft Recommendation: Wokingham Borough Council hereby certify that on 1 November 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 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, single storey side extension, 2no. side dormers and 1no. rear dormer 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 & Class B) of the Order.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered 24/105/01A received on 1 November 2024.

2. This application relates to proposed works to the main dwellinghouse only and does not relate to any other buildings within the site which are shown on the submitted plans. Building works that have taken place on site in relation to the erection of an outbuilding are being considered separately under application ref 242791.

2. 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.

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.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

3. 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.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of single storey side and rear extensions, plus installation of 2 no. side and 1 no. rear dormers.

SECOND SCHEDULE

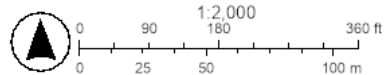
Address: Riverways, New Bath Road, Twyford, Reading, RG109RY

PLAN

242757 - Riverways, New Bath Road, Twyford, RG10 9RY



05/12/2024, 12:44:05



Wokingham Internal
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Recommendation agreed:

Date: 06/12/24