

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251830

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 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. Based on the evidence and the Local Planning Authority's own information, it is considered to have been demonstrated that the single storey rear extension, as shown on the submitted details, is lawful under Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposal being in accordance with Schedule 2 (Part 1) (Class A).

FIRST SCHEDULE

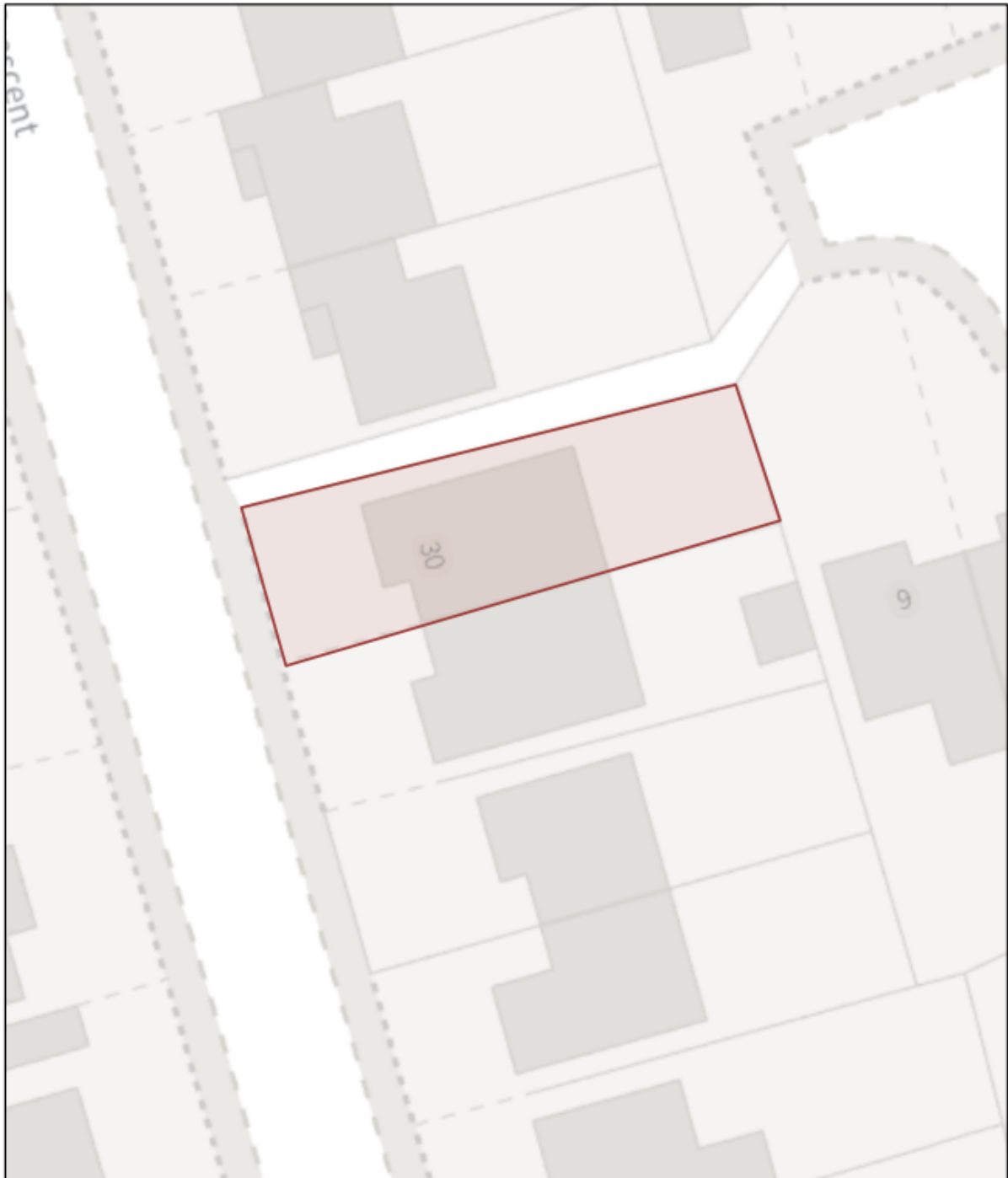
Proposal: Application for a certificate of existing lawful development for the erection of a single storey rear extension under permitted development.

SECOND SCHEDULE

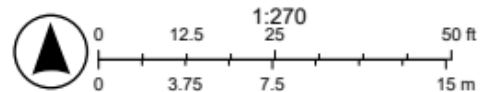
Address: 30 Bowyer Crescent, Wokingham, RG40 1TF

PLAN

30 Bowyer Crescent, RG40 1TF



21/10/2025, 16:56:18



Recommendation agreed:

Date: 22.10.25