

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251831

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 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 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 front porch constitutes development requiring planning permission. Permission is not granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class D) of the Order given structure be more than three metres above ground level (approx. 3.28m in height).

Informatives

1. This Certificate/Decision is issued in respect of plan GA.01, GA.03 & GA.04 received by the Local Planning Authority on 30/07/25, 20/08/25 & 02/09/25.

FIRST SCHEDULE

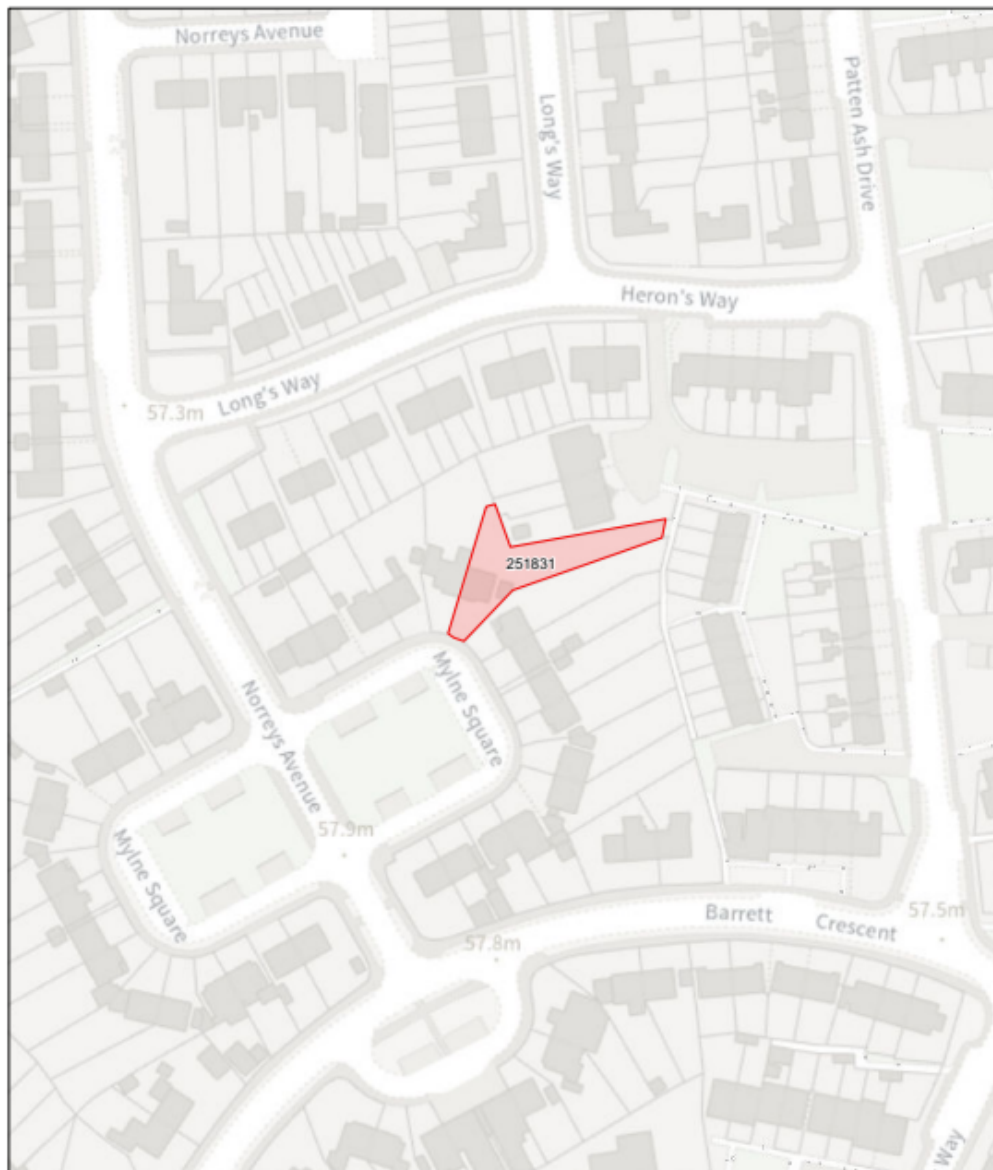
Proposal: Application for a certificate of lawfulness for the proposed side extension and front porch extension.

SECOND SCHEDULE

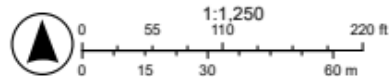
Address: 22 Mylne Square, Wokingham, Wokingham, RG40 1UN

PLAN

22 Mylne Square, Wokingham, Wokingham



08/10/2025, 11:12:19



Wokingham Internal
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Recommendation agreed: *JMM*

Date: 8 October 2025