

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251848

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 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 pergola 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 12) (Class A) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered/labelled 'Location Plan' (Buy A Plan), 'Pergola Orientation' (Rase Outdoor Living), 'Scale Elevations (1)' (Rase Outdoor Living), 'Scale Elevation (2)' (Rase Outdoor Living) and 'Renders v1' (9 pages) received on 01/08/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed Pergola to frontage of the building.

SECOND SCHEDULE

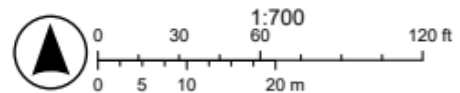
Address: The Oakwood Centre, Woodley Town Council Office, Headley Road, Woodley, Wokingham, RG5 4JZ

PLAN

251848 The Oakwood Centre, Woodley



25/09/2025, 09:11:16



Recommendation agreed:

A small, square, light-colored image containing a handwritten signature in dark ink.

Date: 25.9.25