

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242467

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 September 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 side extension, following demolition of the existing single storey side extension and detached garage, 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) of the Order.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered 03, 04 and 05 received on 27 September 2024.

2. 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

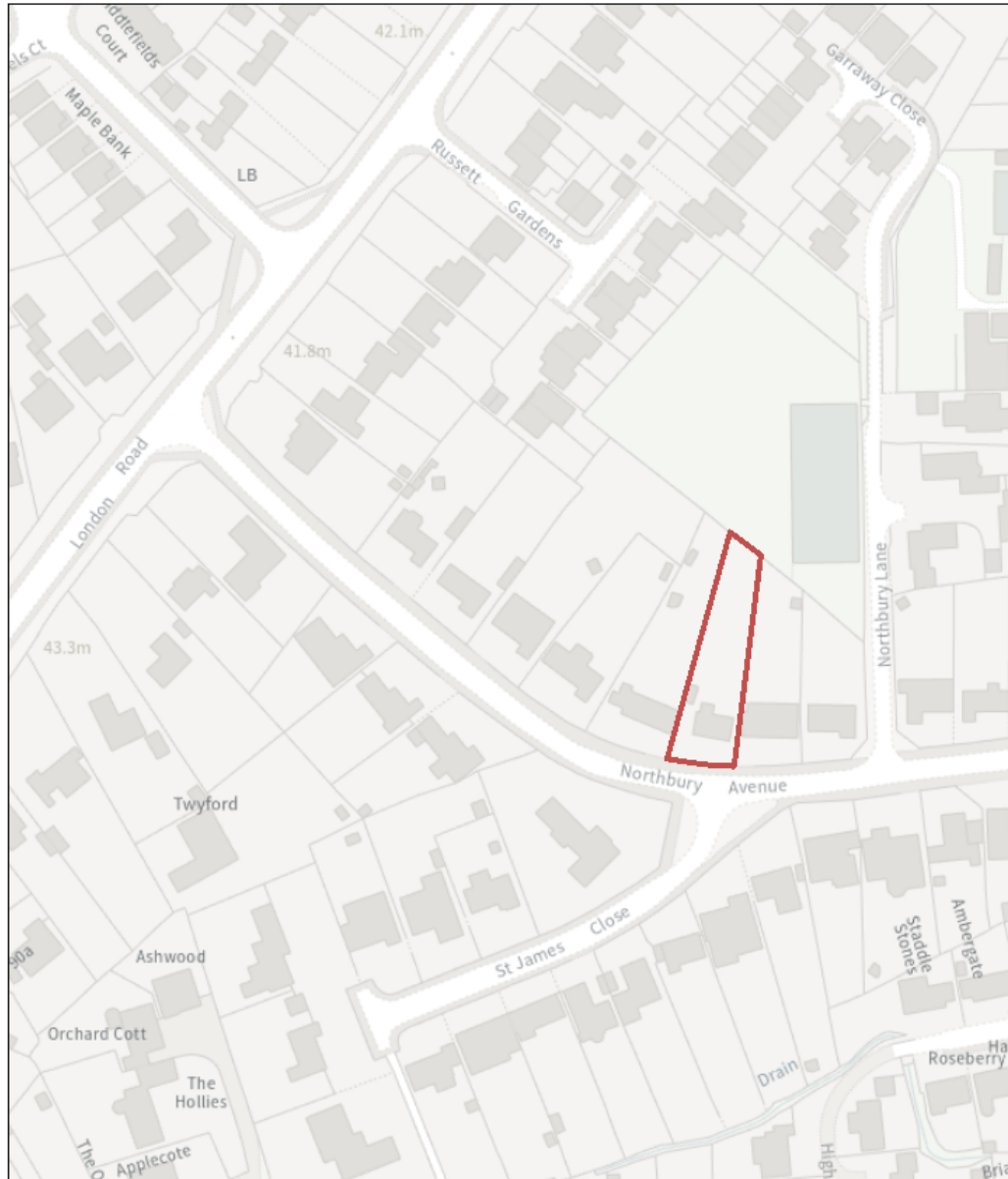
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey side extension following demolition of the existing single storey side extension and existing detached garage.

SECOND SCHEDULE

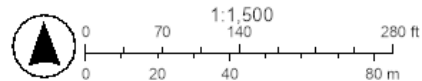
Address: 11 Northbury Avenue, Ruscombe, Wokingham, RG10 9LH

PLAN

242467 - 11 Northbury Avenue, Ruscombe, RG10 9LH



29/10/2024, 12:25:56



Wokingham Internal
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Recommendation agreed:

Date: 29/10/24