

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250099

Draft Recommendation: Wokingham Borough Council hereby certify that on 20 January 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 erection of a detached outbuilding 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 E) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered PD.120, PD.1212, PD.122, PD.130, PD.131, PD.150, PD.151, PD.152 and PD.153.

2. 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.

3. The application site for these proposed development falls within an area of archaeological significance and has potential for Medieval remains. This is due to an early-Medieval burial being discovered within the grounds, whilst a second similar period burial was also discovered nearby.

There is the possibility for artefacts related to these, or further burials, to remain underground. Further information regarding the archaeology in the area can be found online at [HeritageGateway - Home*](#)

There is a potential for archaeological remains, including human remains, to be damaged by any necessary ground disturbance, therefore you are requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered. Should human remains be encountered, there is a legal requirement to contact the coroner, and such remains may not be disturbed without obtaining a Ministry of Justice licence. In this case, therefore, we would recommend contacting an archaeology consultancy for assistance. We, at Berkshire Archaeology, should also be informed and can advise on next steps.

For other artefacts it is helpful if you can email us of details of the context of the find, along with a photograph of the artefact, including something in the shot to help give

an idea of scale. Details of archaeological finds will be added to our Historic Environment Record (HER), an online database of local archaeological sites, finds, and historic buildings within our area, which includes Bracknell Forest, Reading, Slough, Windsor and Maidenhead, and Wokingham.

Contact: info@berkshirearchaeology.org.uk

0118 937 5976

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

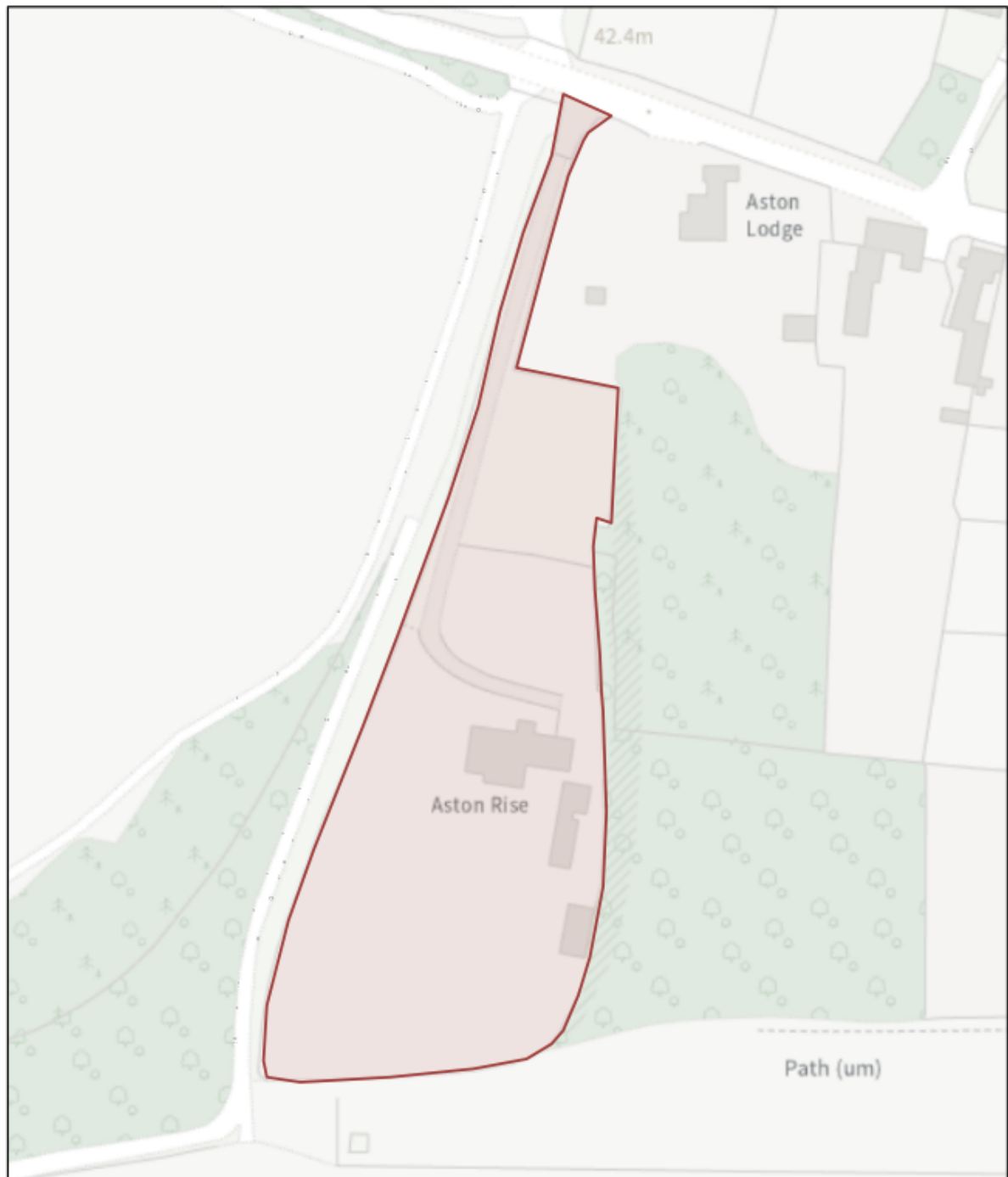
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding to rear.

SECOND SCHEDULE

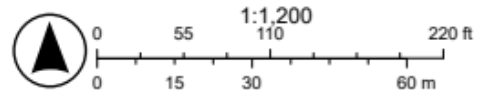
Address: Aston Rise, Remenham Lane, Remenham, Wokingham, RG9 3DE

PLAN

Aston Rise, Remenham Lane, RG9 3DE



12/03/2025, 12:44:23



Recommendation agreed:

A handwritten signature in black ink.

Date: 13.3.25