

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 252054

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 28 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 two storey rear extension, insertion of flat roof dormers to the side elevations, and erection of an outbuilding constitutes development requiring planning permission. Permission IS NOT available 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 E) of the Order. This is because the proposed outbuilding is not considered to be incidental or subordinate to the main dwellinghouse given its excessive size and, moreover, that the scale of uses/facilities contained therein have not been demonstrated to be reasonably required.

## **Informatives**

1. This Certificate/Decision is issued in respect of plans numbered (01), (PD01), (PD03), (PD04), (PD02), (PD06), (PD07), (PD05), (PD08), received by the local planning authority on 28/08/2025.

## **FIRST SCHEDULE**

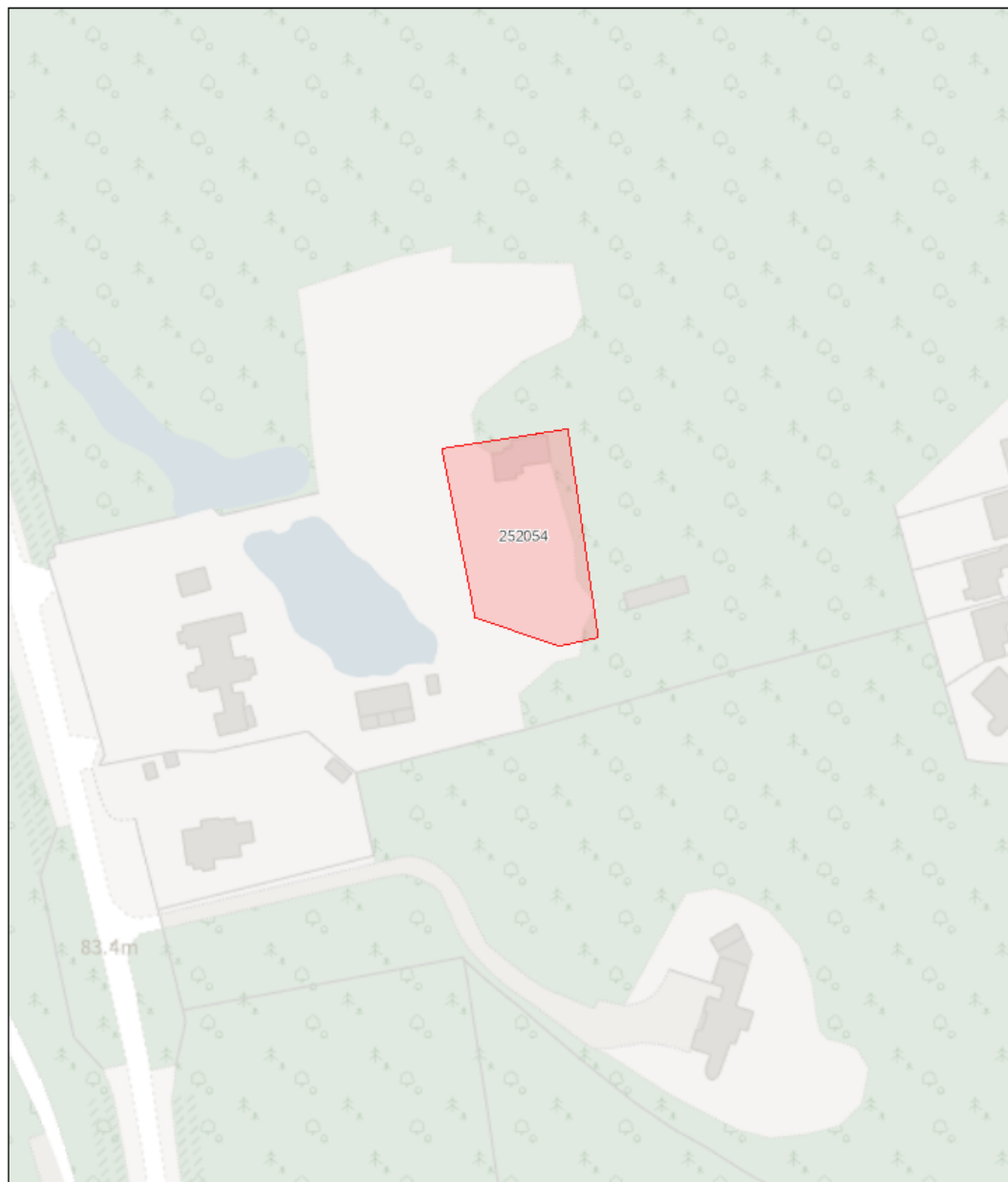
**Proposal:** Application for a certificate of lawfulness for the proposed erection of a two-storey rear extension following demolition of existing extensions, installation of dormers and erection of a detached outbuilding.

## **SECOND SCHEDULE**

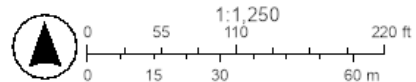
**Address:** The Lodge, 178 Bearwood Road, Wokingham, RG41 4SH

## PLAN

The Lodge, 178 Bearwood Road, RG41 4SH



23/10/2025, 10:22:29



Wokingham Internal  
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Recommendation agreed:



Date: 23/10/25