

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242692

Draft Recommendation: Wokingham Borough Council hereby certify that on 25 October 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 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 erection of a single storey front extension to form a porch and a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration 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 D) D1.c of the Order.

The front porch would be 3.37m in height above ground level and therefore involves development that is not in accordance with Schedule 2 (Part 1) (Class D) D1.c of the Order.

Informatives

1. This Certificate/Decision is issued in respect of plan no's 24089.PP-01, 24089.PP-02, 24089.PP-03, 24089.PP-04, 24089.PP-05, 24089.PP-06, 24089.PP-07 & 24089.PP-08 received by the Local Planning Authority on 24/10/24 & 25/10/24.

FIRST SCHEDULE

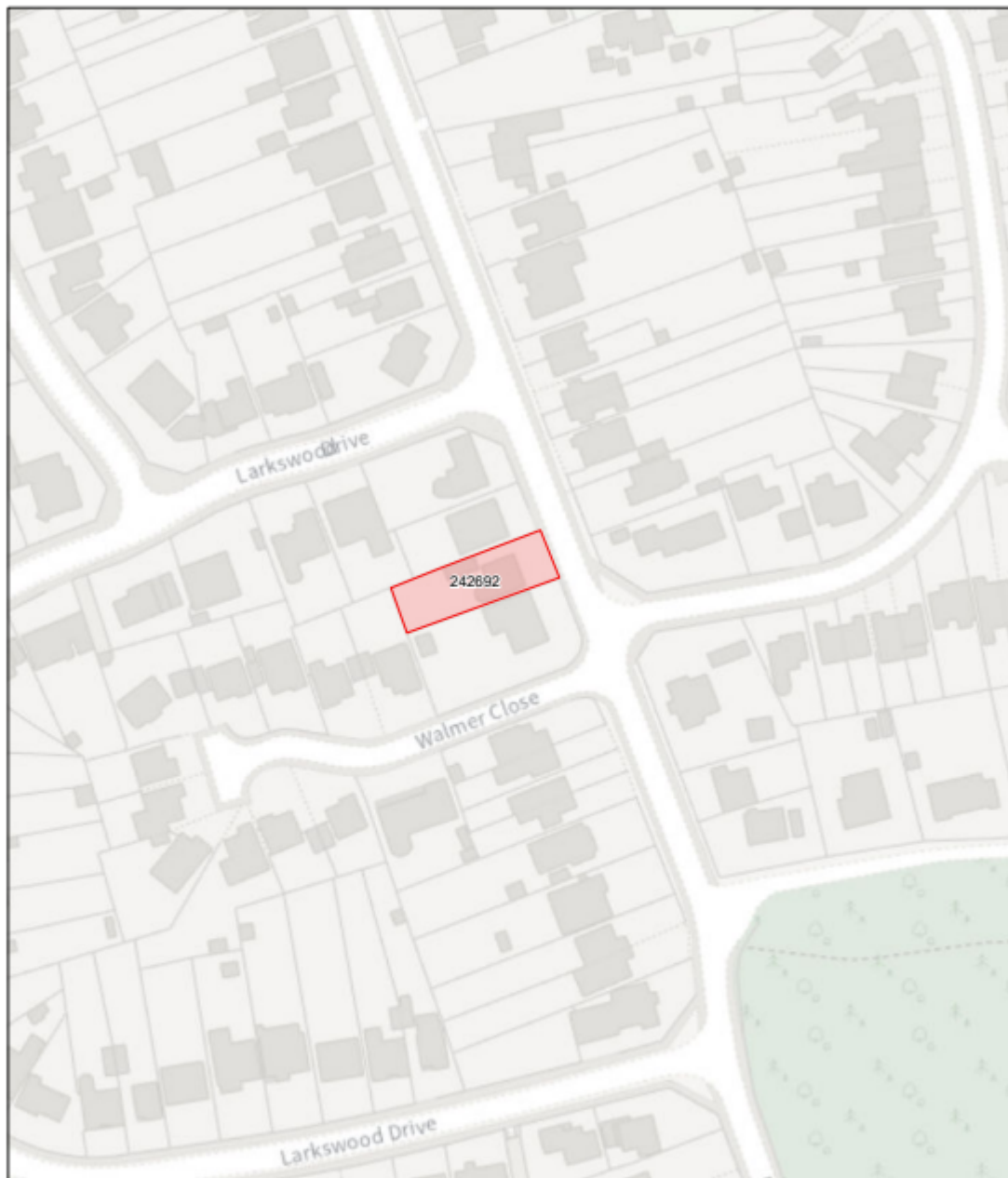
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey front extension to form a porch and a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.

SECOND SCHEDULE

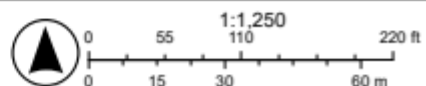
Address: 62 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RP

PLAN

62 Pinewood Avenue, Crowthorne, Wokingham



17/12/2024, 09:26:17



Wokingham Internal
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Recommendation agreed: *MC*

Date: 17.12.2024