

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250427

Draft Recommendation: Wokingham Borough Council hereby certify that on 21 February 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 single storey rear extension 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 is issued in respect of plans numbered 2411 PL01, 2411 PL02, 2411 PL03, 2411 PL04, 2411 PL05, 2411 PL06, 2411 PL07, 2411 PL08, 2411 PL09, 2411 PL10, 2411 PL11, 2411 PL22, 2411 PL23, 2411 PL24, 2411 PL25, 2411 PL26, 2411 PL27 and 2411 PL28.

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

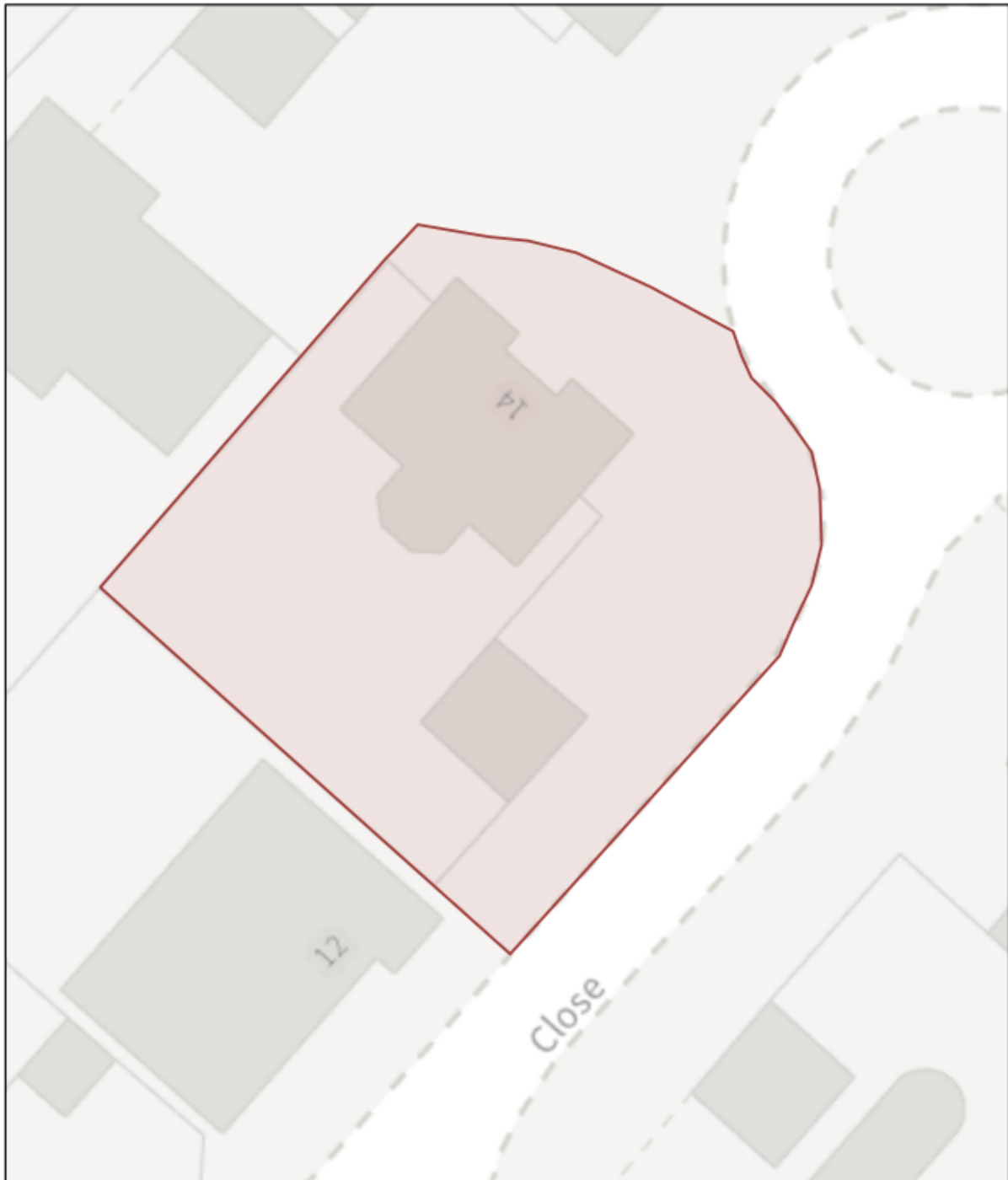
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of existing single storey extension.

SECOND SCHEDULE

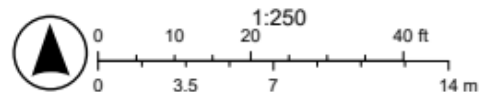
Address: 14 Dalby Close, Hurst, Wokingham, RG10 0BZ

PLAN

250427 14 Dalby Close



02/04/2025, 14:12:41



Recommendation agreed:
Date: 10.4.25