

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



**WOKINGHAM  
BOROUGH COUNCIL**

**Application Number:** 252657

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 5 November 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):

The proposed single storey rear extension and window alterations constitutes development requiring planning permission. Permission is granted 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.

### **Informatics**

1. This certificate is issued in respect of plans numbered 25- 020/P/001,(Location Plan), 25-020/P/002 (Block Plan), 25-020/P/003 (Existing Floor and Roof Plans), 25-020/P/004 (Existing Elevations) 25-020/P/005 (Proposed Floor and Roof Plans) 25-020/P/006 (Proposed Elevations) received by the Local Planning Authority on 31/10/2025.
2. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

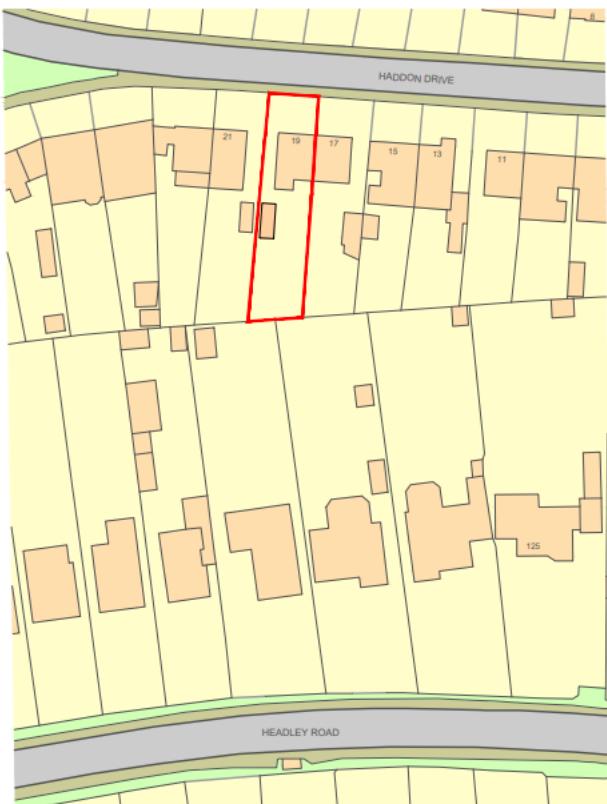
### **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of the existing single storey structure and rear chimney, with changes to fenestration and demolition of the front porch and detached garage.

### **SECOND SCHEDULE**

**Address:** 19 Haddon Drive, Woodley, Wokingham, RG5 4LX

### **PLAN**



Recommendation agreed: *Mc*

Date: 14.11.2025