

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.

Informatives

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.

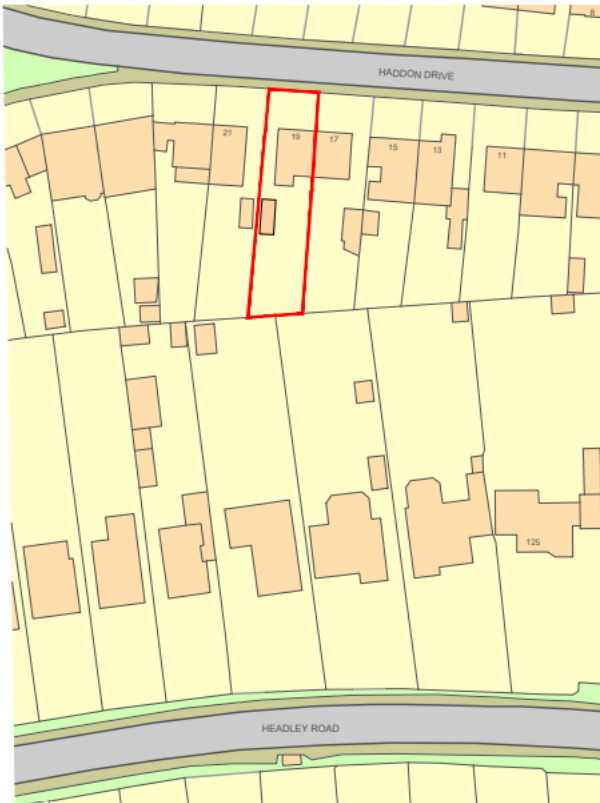
FIRST SCHEDULE

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