

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250556

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 March 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 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 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 being in accordance with Schedule 2 (Part 1) (Class A and D) of the Order.

The proposed development would link into a previous two storey side extension (ref: 002025) and therefore is considered against Class A (ja). The total enlargement would fail to meet all three criteria in para (j) as accumulatively the enlargement to the original dwelling house would be over 4m high; comprise of two storeys and would have a width greater than half the width of the original dwelling house when considered with the proposed rear extension. This scenario and conclusion is well established in the accompanying technical guidance.

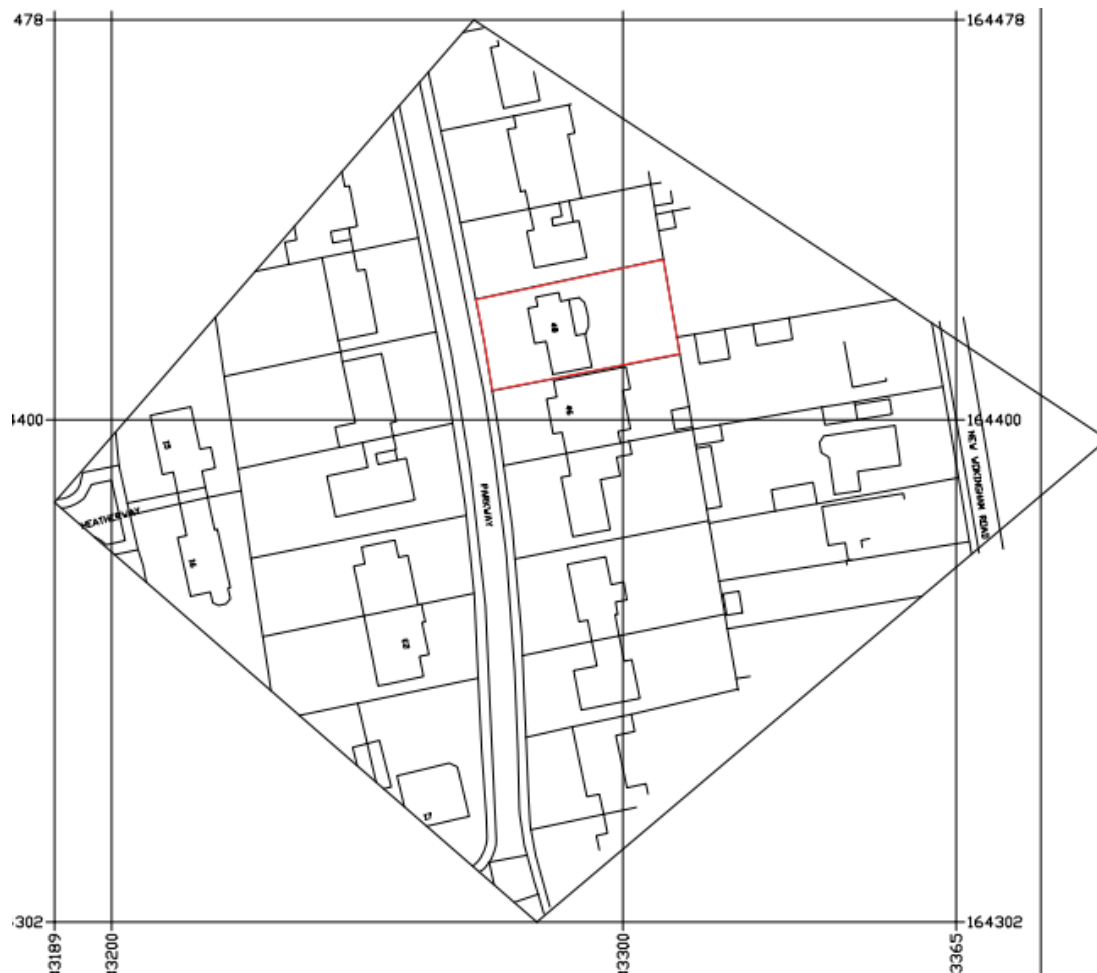
FIRST SCHEDULE

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: 48 Parkway, Crowthorne, Wokingham, RG45 6EW

PLAN



Recommendation agreed: *MC*

Date: 09.05.2025