

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252606

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 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):

1. The proposed single storey front infill extension and garage conversion 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 (D) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered BK340983 (Location Plan), TQRQM2599102515978 (Block Plan), Existing and Proposed Front Elevations, Existing and Proposed Ground Floor Plans received by the Local Planning Authority on 07/11/2025.

2. Where applicable, the approval above is subject to the following: 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.

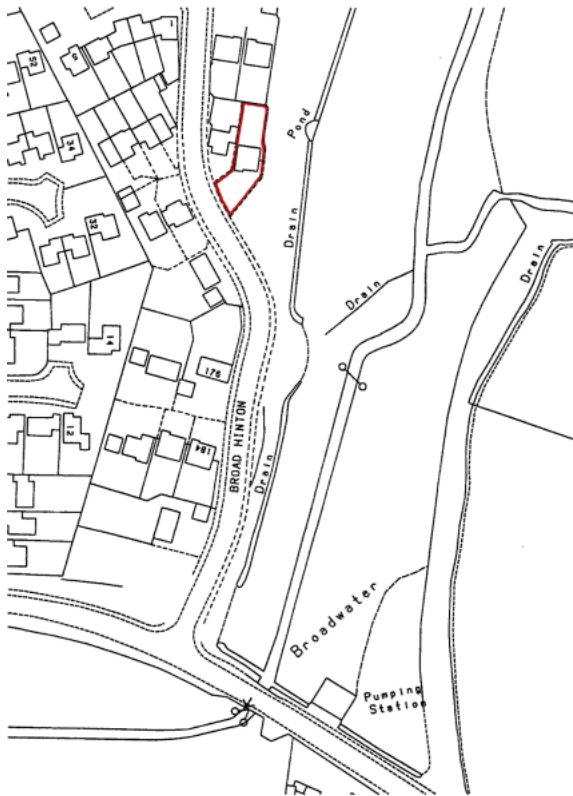
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey front infill extension to form a porch and conversion of the garage to habitable accommodation with associated changes to fenestration.

SECOND SCHEDULE

Address: 197 Broad Hinton, Twyford, Wokingham, RG10 0XA

PLAN



Recommendation agreed: *MC*

Date: 18.11.2025