

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251859

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 August 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 erection of 3no. pitched roof dormers and 2no. roof lights constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposals being in accordance with Schedule 2 (Part 1) (Classes B and C) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

2. This Certificate is issued in respect of plans titled and numbered Location plan, Site plan, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Loft Plan, Proposed Roof Plan, Proposed Front Elevation, Proposed Right Elevation, Proposed Rear Elevation and Proposed Left Elevation received by the Local Planning Authority on 02/08/2025 and 09/08/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of 3no. pitched roof dormers to the rear plus roof lights following conversion of loft to create habitable accommodation.

SECOND SCHEDULE

Address: 14 Simmons Fields, Charvil, Wokingham, RG10 9UW

PLAN



BJC

Recommendation agreed:

Date: 19.09.25