

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252496

Draft Recommendation: Wokingham Borough Council hereby certify that on 14 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 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 erection of a single storey rear extension, demolition of conservatory and 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, Schedule 2 (Part 1)(Class A), as the proposed extension extends beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse.

Informatives

1. This certificate is issued in respect of plans numbered (P1 Location and Site Plans Rev A), (P2 Proposed Ground Floor Plan Rev A) (P3, Proposed Roof Plan Rev A) (P4 Existing and Proposed Elevations Rev A), (P5 Existing and Proposed South Elevations Rev A), (P6 Existing Floor Plans Rev A) received by the Local Planning Authority on 14/11/2025.

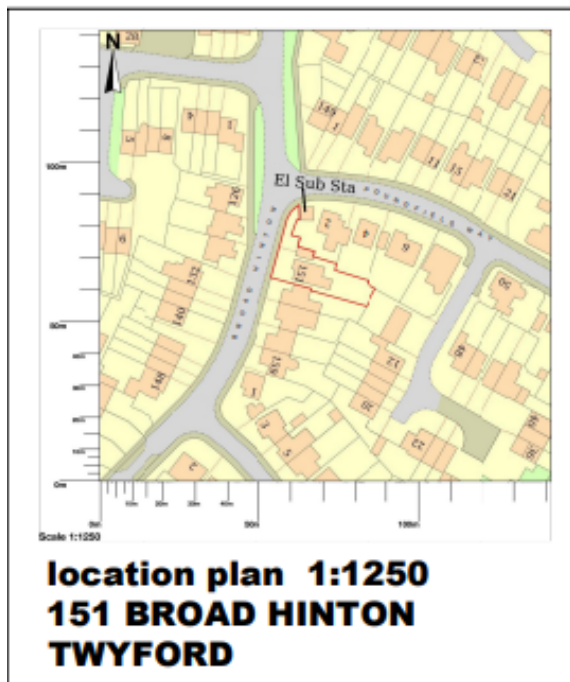
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.

SECOND SCHEDULE

Address: 151 Broad Hinton, Twyford, Wokingham, RG10 0XJ

PLAN



Recommendation agreed: *MC*

Date: 07.01.2026