

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 252474

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 October 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 conversion of the loft space to habitable accommodation, facilitated by the erection of a dormer at the rear, constitutes development requiring planning permission. Permission is 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 B) of the Order.

Informatics

1. This Certificate/Decision is issued in respect of drawings numbered 01PD and titled 'Block Plan' and 'Location Plan' received by the local planning authority on 13 October 2025.

2. 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.

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

FIRST SCHEDULE

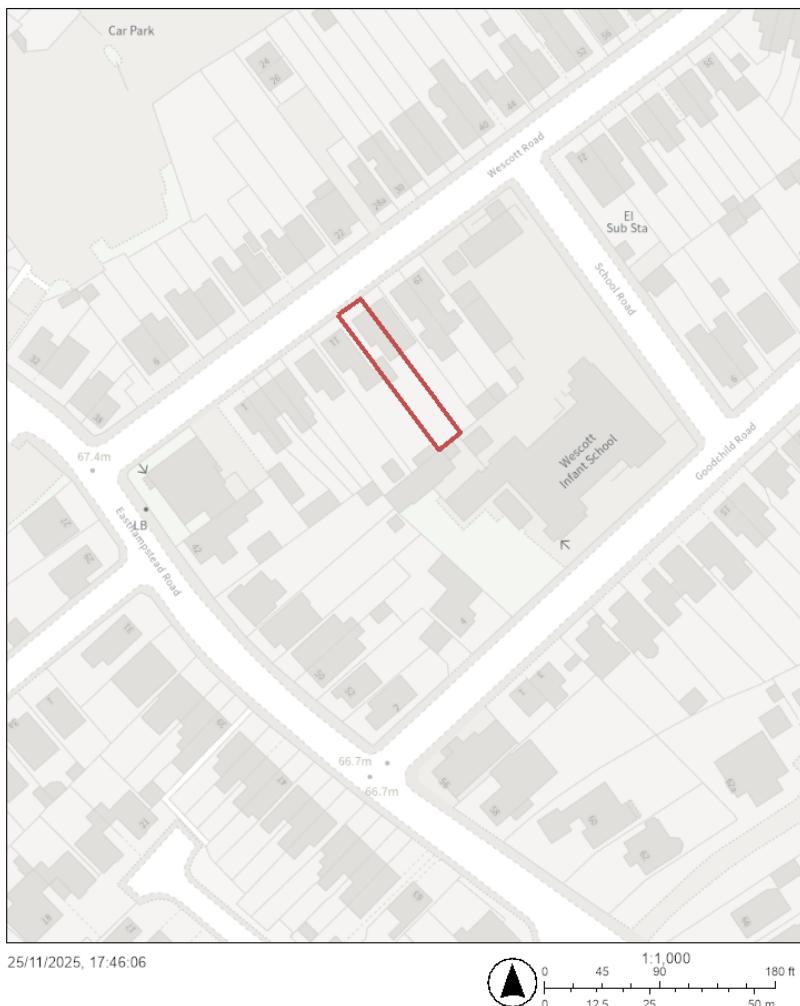
Proposal: Application for a certificate of lawfulness for the proposed erection of a rear dormer to facilitate conversion of the loft to create habitable accommodation.

SECOND SCHEDULE

Address: 13 Wescott Road, Wokingham, RG40 2ER

PLAN

252474 - 13 Wescott Road, Wokingham, RG40 2ER



Wokingham Internal
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Recommendation agreed: *HMM*

Date: 26 November 2025