

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260168

Draft Recommendation: Wokingham Borough Council hereby certify that on 26 January 2026 (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 **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 installation of rooflights and a rear dormer to create additional first floor accommodation 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 B and C) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered (A120a Proposed Ground Floor Plan), (A121a Proposed First Floor Plan), (A122a Proposed Roof Plan), (6137 Sheet 5 Existing south east elevation and sections, (6137 Sheet 1 Land survey), (6137 Sheet 3 Existing first floor and roof plan), (6137 Sheet 4 Existing Elevations), (6137 Sheet 2 Existing ground floor plan), (A001a Location and Block Plan), A200a Proposed Elevations received by the Local Planning Authority on 23/01/26 and 26/01/26.

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.

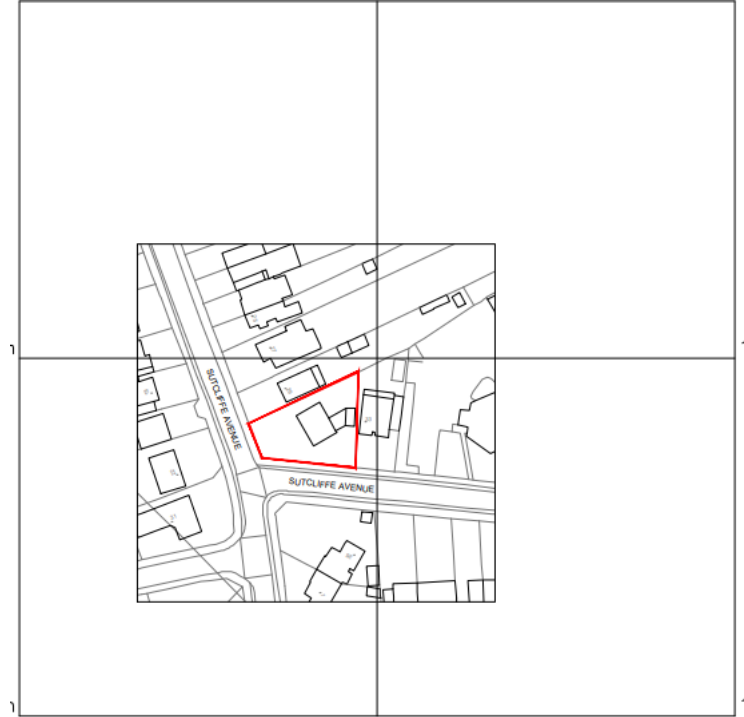
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of rooflights and a rear dormer to create additional first floor accommodation.

SECOND SCHEDULE

Address: 31 Sutcliffe Avenue, Earley, Wokingham, RG6 7JW

PLAN



Recommendation agreed: *MC*

Date: 23.03.2026