

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250669

Draft Recommendation: Wokingham Borough Council hereby certify that on 21 March 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 a single storey rear extension, loft conversion to create habitable accommodation to include a rear dormer with 1no. Juliet balcony along with changes to fenestration and installation of additional roof lights, plus rear chimney removal constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the development being in accordance with Schedule 2 (Part 1) (Class A, B,C and G) of the Order.

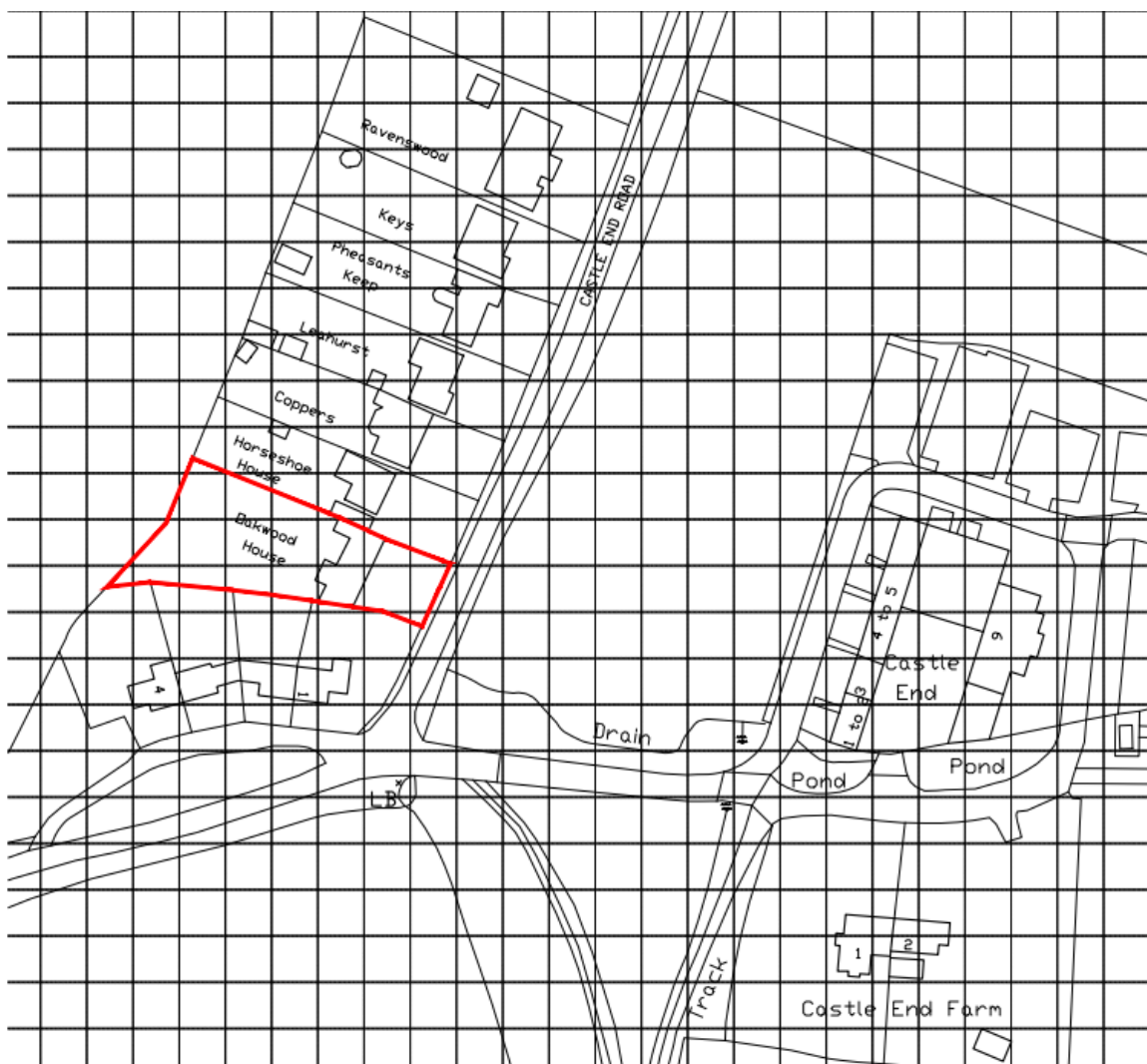
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, loft conversion to create habitable accommodation to include a rear dormer with 1no. Juliet balcony along with changes to fenestration and installation of additional roof lights, plus rear chimney removal.

SECOND SCHEDULE

Address: Oakwood House, Castle End Road, Ruscombe, Wokingham, RG10 9XG

PLAN



BJC

Recommendation agreed:

Date: 15.05.25