

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 243104

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 December 2024 (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 side extension constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) A1.d of the Order.

The height of the flat roof eaves of the single-storey side extension would exceed the height of the eaves of the existing dwellinghouse and therefore involves development that is not in accordance with Schedule 2 (Part 1) A1.d of the Order.

Informatives

1. This Certificate/Decision is issued in respect of plan no's CN.001, CN.002, CN.003, CN.004, CN.005 & CN.006 received by the Local Planning Authority on 10/12/24.

FIRST SCHEDULE

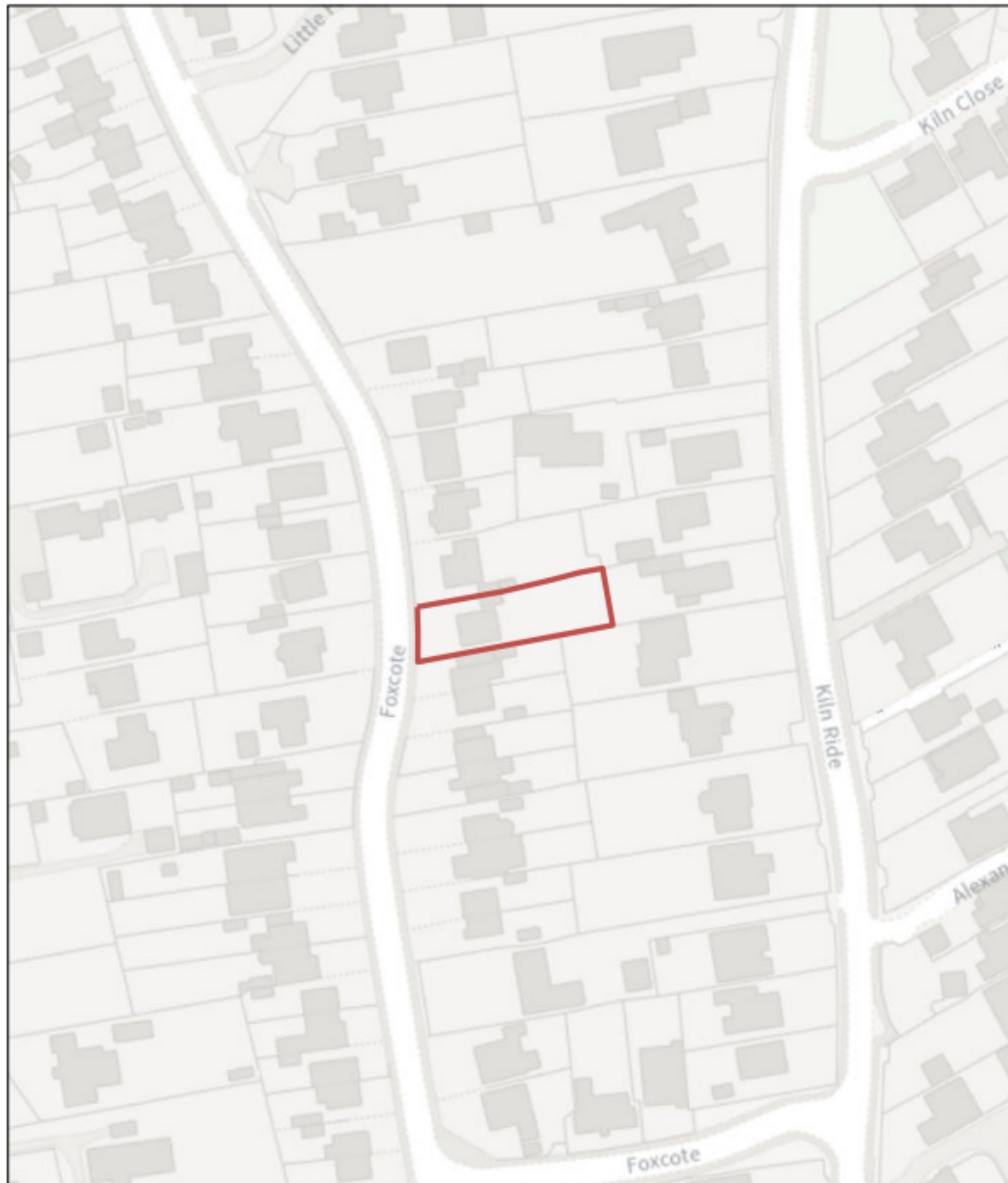
Proposal: Application for a certificate of lawfulness for the proposed erection of a single-storey side extension.

SECOND SCHEDULE

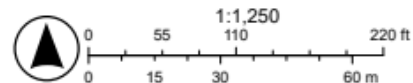
Address: 68 Foxcote, Finchampstead, Wokingham, RG40 3PE

PLAN

68 Foxcote, Finchampstead, Wokingham



04/02/2025, 09:14:25



Wokingham Internal
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Recommendation agreed: *JMM*

Date: 4 February 2025