

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 251207

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 27 May 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 side extension following demolition of the existing conservatory 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) of the Order. This is because the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse.

## **Informatives**

1. This Decision is issued in respect of plan no's AD-01 Rev A and AD-03 Rev B and received by the Local Planning Authority on 27th May 2025.

## **FIRST SCHEDULE**

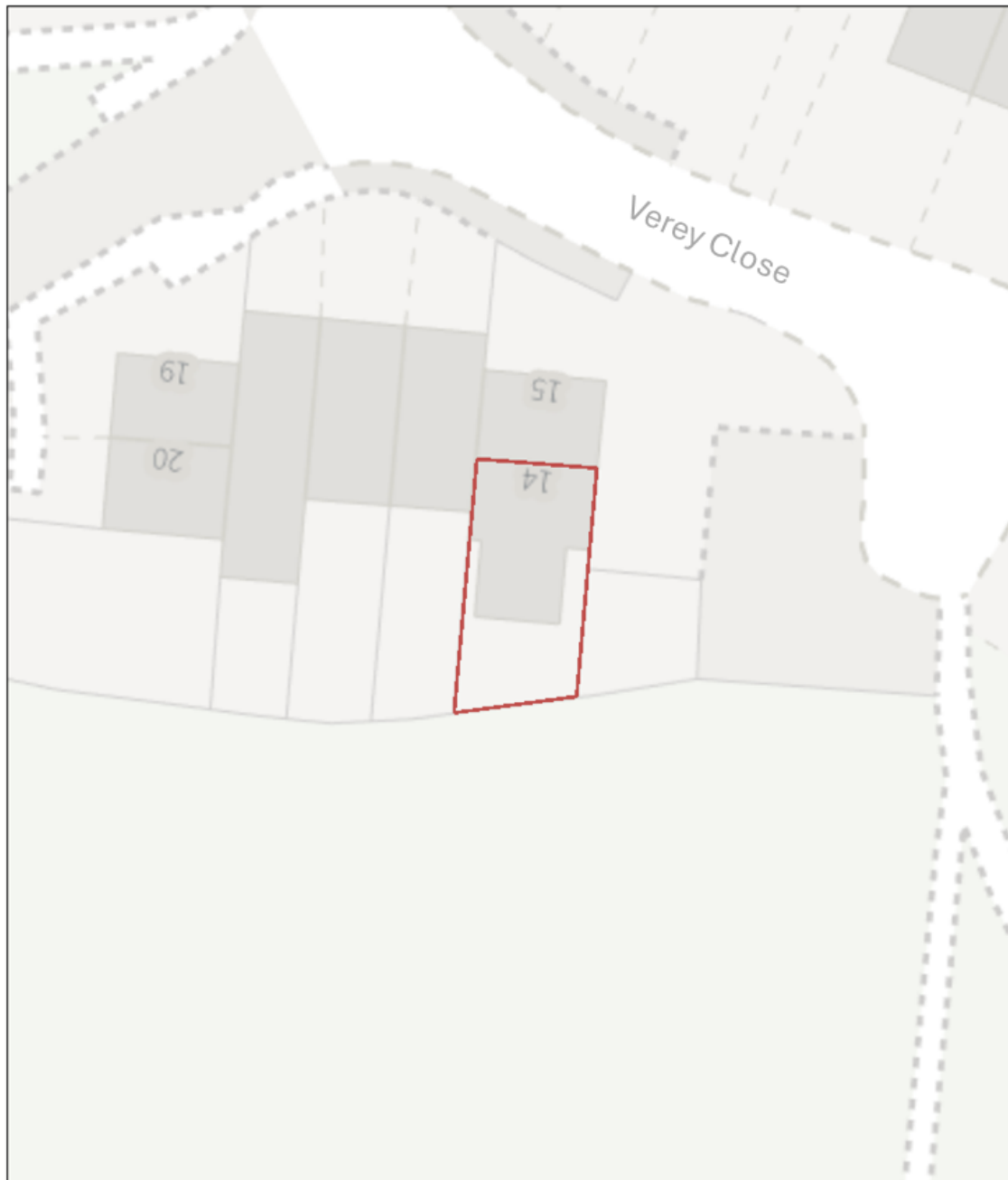
**Proposal:** Application for a certificate of lawfulness for the proposed erection of a single storey side extension following demolition of the existing conservatory.

## **SECOND SCHEDULE**

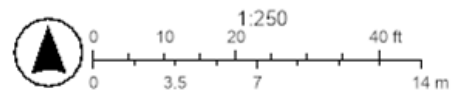
**Address:** 14 Verey Close, Twyford, Wokingham, RG10 0LW

## PLAN

### 14 Verey Close



04/07/2025, 16:58:29



Wokingham Internal  
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written below the text 'Recommendation agreed:'.

Date: 07/07/25