

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252571

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 November 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 along with changes to fenestration constitutes development and thus requires planning permission. Permission is not available under the GPDO for the following reasons:

- The enlarged part of the dwellinghouse extends beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse.
- The side extension has a width greater than half the width of the original dwellinghouse. The original dwellinghouse measures approximately 4.91m and the extension measures 2.5m.

Permission is therefore 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.

In addition, it appears to the council that the development would be outside of the residential curtilage onto the landscaping that forms part of the estate amenity land. This can be seen from 2019 aerial photographs. The development would therefore not fall within Part 1 of the GPDO as it would not be within the curtilage of a dwellinghouse.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered (25056.PD-10,25056.PD-08,25056.PD-07,25056.PD-05,25056.PD- 06),received by the local planning authority on 22/10/2025 and 12/11/2025.

FIRST SCHEDULE

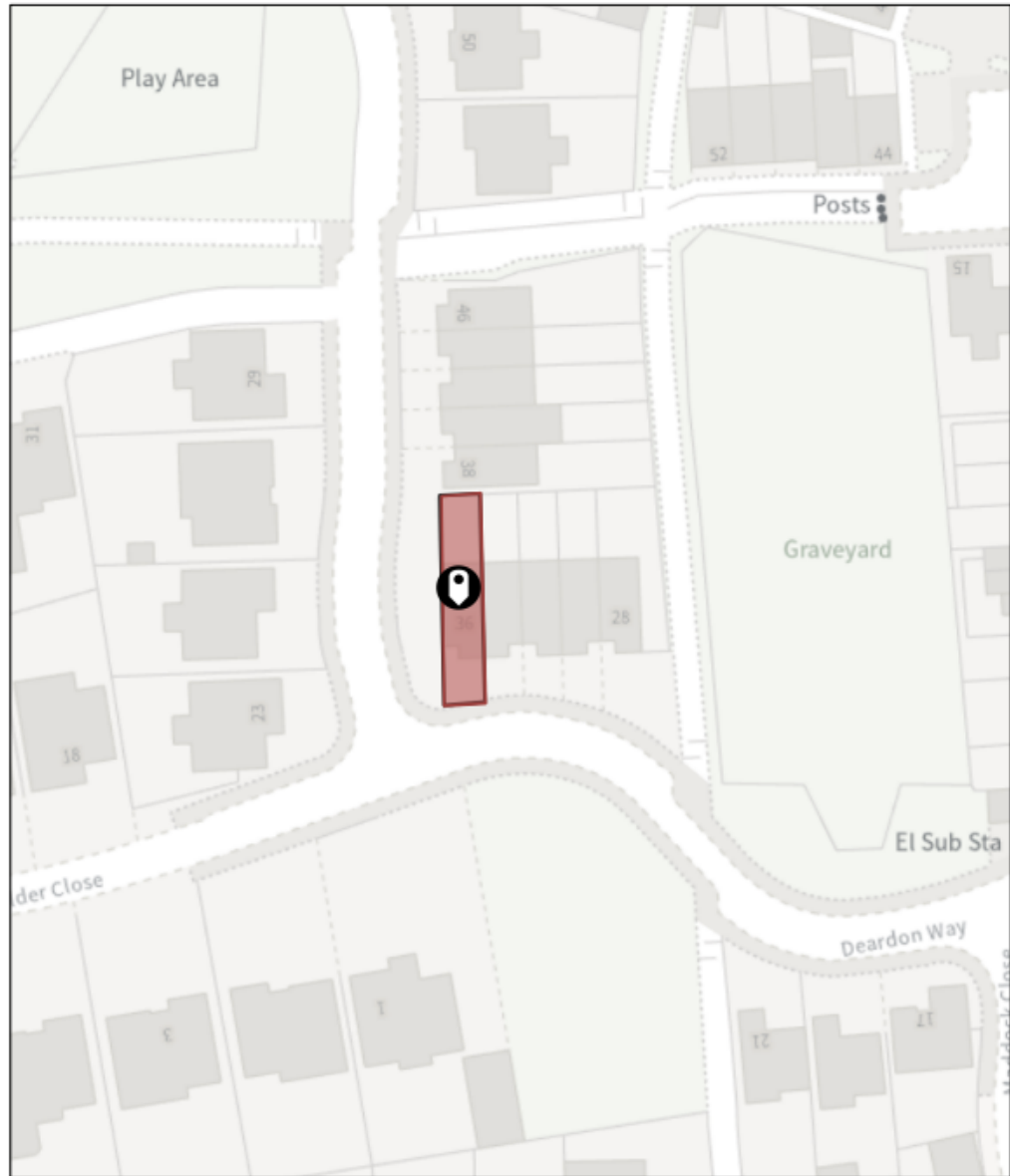
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey side extension along with changes to fenestration.

SECOND SCHEDULE

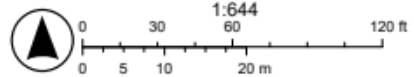
Address: 36 Deardon Way, Shinfield, Wokingham, RG2 9HF

PLAN

36, DEARDON WAY, SHINFIELD, READING, RG2 9HF



11/12/2025, 16:06:53



Wokingham Internal
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Recommendation agreed: *MC*

Date: 16.12.2025