

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 261014

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 May 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 **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 front extension creating a porch constitutes development and thus requires 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) and Schedule 2 (Part 1) (Class D) of the order.

FIRST SCHEDULE

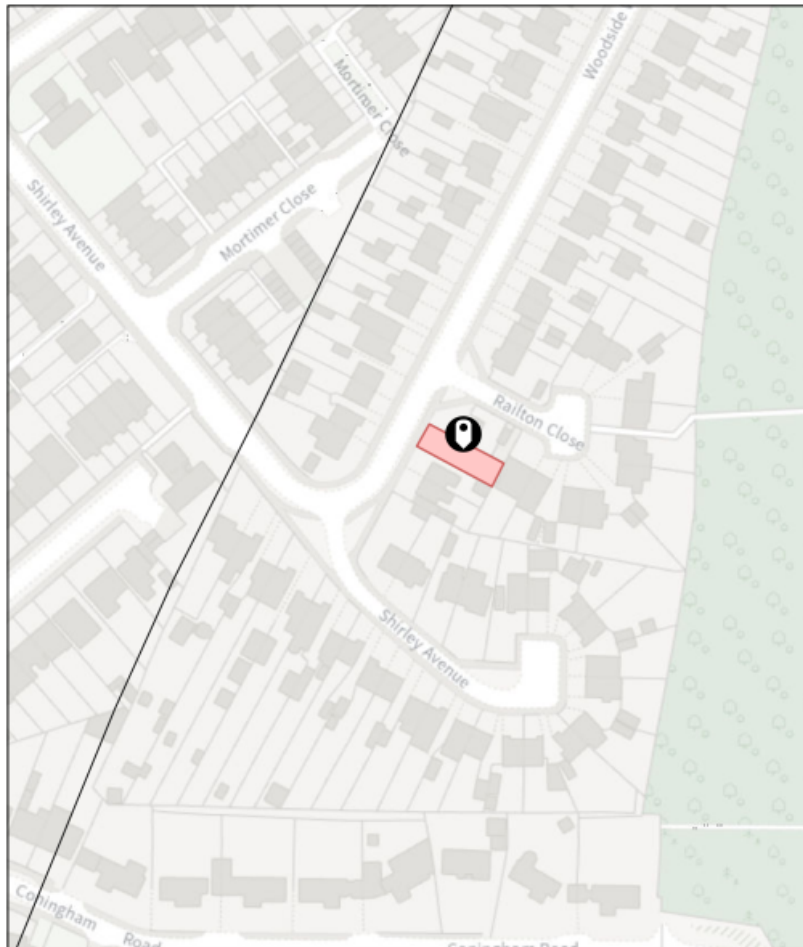
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey front extension creating porch.

SECOND SCHEDULE

Address: 67 Woodside Way, Shinfield, Wokingham, RG2 8SY

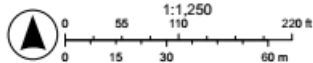
PLAN

67 Woodside Way, Shinfield, Wokingham, RG2 8SY



25/06/2026, 15:33:42

District



Wokingham Internal
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Recommendation agreed:

Date: 26.6.26