

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260109

Draft Recommendation: Wokingham Borough Council hereby certify that on 6 February 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 single storey rear 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) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered GC 2014/17, GC 2014/17-1A, TQRQM26034220158755 and TQRQM26037205028674 received by the Local Planning Authority on 30/01/2026, 04/02/2026 and 10/02/2026.

FIRST SCHEDULE

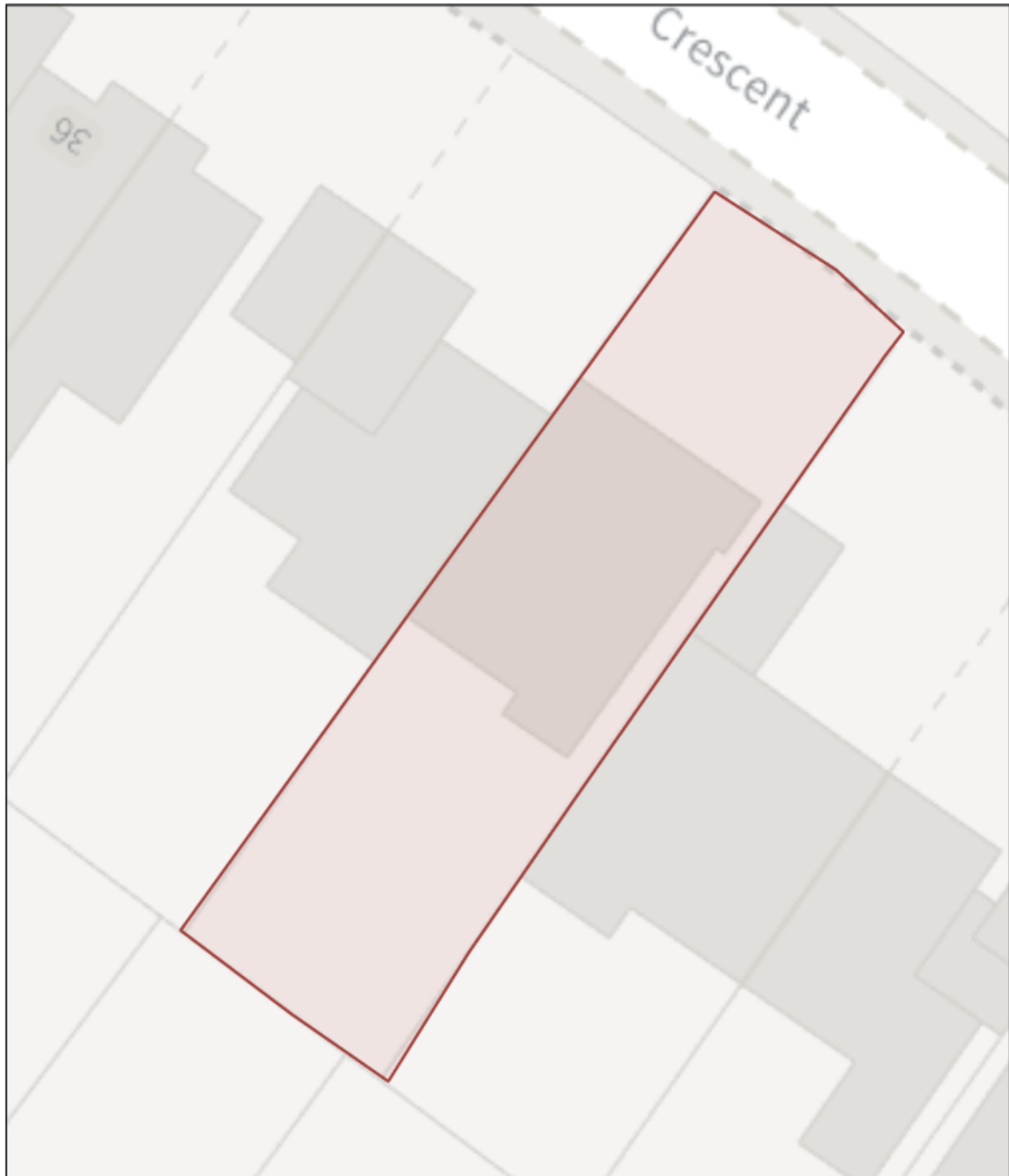
Proposal: Application for a certificate of lawfulness for the proposed single storey rear extension.

SECOND SCHEDULE

Address: 30 Valley Crescent, Wokingham, RG41 1NP

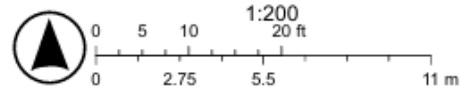
PLAN

260109 30 Valley Crescent, Wokingham

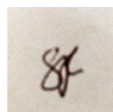


31/03/2026, 12:55:41

 District



Recommendation agreed:



Date: 31.3.26