

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242495

Draft Recommendation: Wokingham Borough Council hereby certify that on 1 October 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 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 installation of a rear dormer and front rooflights constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class B and C) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered LR_24_12TRFOILCLOSE_00, LR_24_12TRFOILCLOSE_01 A and LR_24_12TRFOILCLOSE_02 A.

2. No part of the development when complete must exceed the height of the highest part of the existing roof.

FIRST SCHEDULE

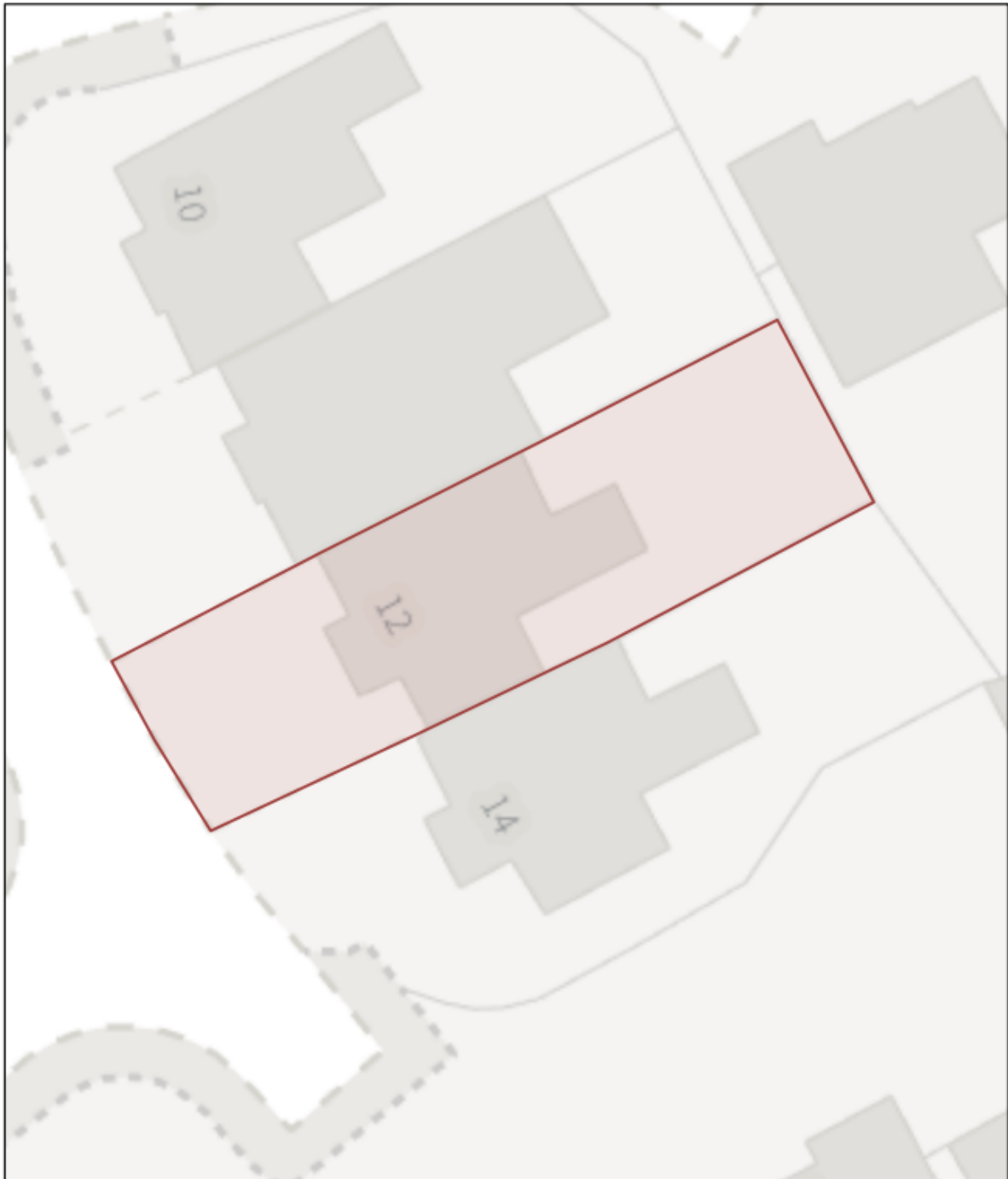
Proposal: Application for a certificate of lawfulness for the proposed installation of a rear dormer and rooflights to facilitate conversion of the loft to habitable accommodation.

SECOND SCHEDULE

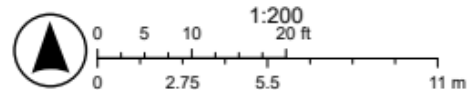
Address: 12 Trefoil Close, Wokingham, RG40 5YQ

PLAN

242495 12 Trefoil Close, Wokingham



22/11/2024, 11:48:50



Recommendation agreed:

Date: 22.11.24