

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252081

Draft Recommendation: Wokingham Borough Council hereby certify that on 1 September 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 replacement of existing gate with new electric gate 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 2)(Class A) of the Order.

Waters Edge is a detached residential property located on Loddon Drive, a privately maintained road serving a number of residential dwellings. While the road is private, it is used by vehicles to access multiple properties and therefore constitutes a 'highway used by vehicles' for the purposes of the Town and Country Planning (General Permitted Development) (England) Order) 2015 (as amended).

As the gate is adjacent to and on the highway the 1m height limit applies. The proposed gate height of 2.0m would be taller than the existing gate height of 1.2m therefore, exceeds the permitted development threshold, meaning planning permission is required.

Informatives

1. This Certificate/Decision is issued in respect of drawings numbered 2908 001 Rev P3 received on 05/09/25.

FIRST SCHEDULE

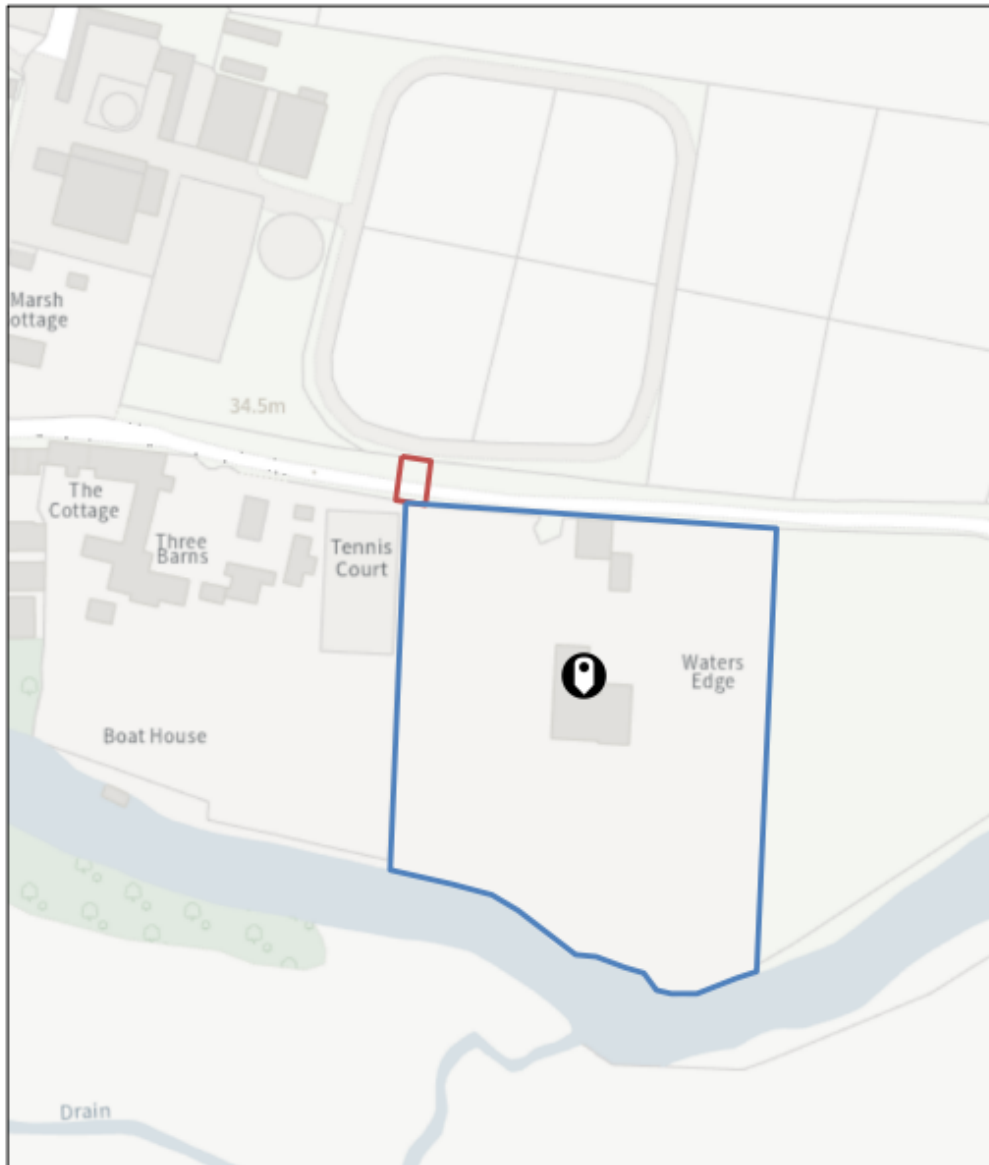
Proposal: Application for a certificate of lawfulness for the proposed replacement of existing gate with new electric gate.

SECOND SCHEDULE

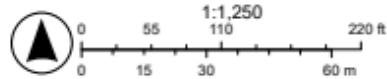
Address: Waters Edge, Loddon Drive, Wargrave, Wokingham, RG10 8HL

PLAN

"Waters Edge", Loddon Drive, Wargrave, Wokingham



10/11/2025, 10:01:10



Wokingham Internal
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HMM

Recommendation agreed:

Date: 10 November 2025