

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242642

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 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 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 with a roof light constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 because it would conflict with condition no.5 of Planning Application ref 03199 which restricts the construction of additions or extensions.

Informatives

1. This Certificate is issued in respect of plan number 01 received by the Local Planning Authority on 18/10/2024.

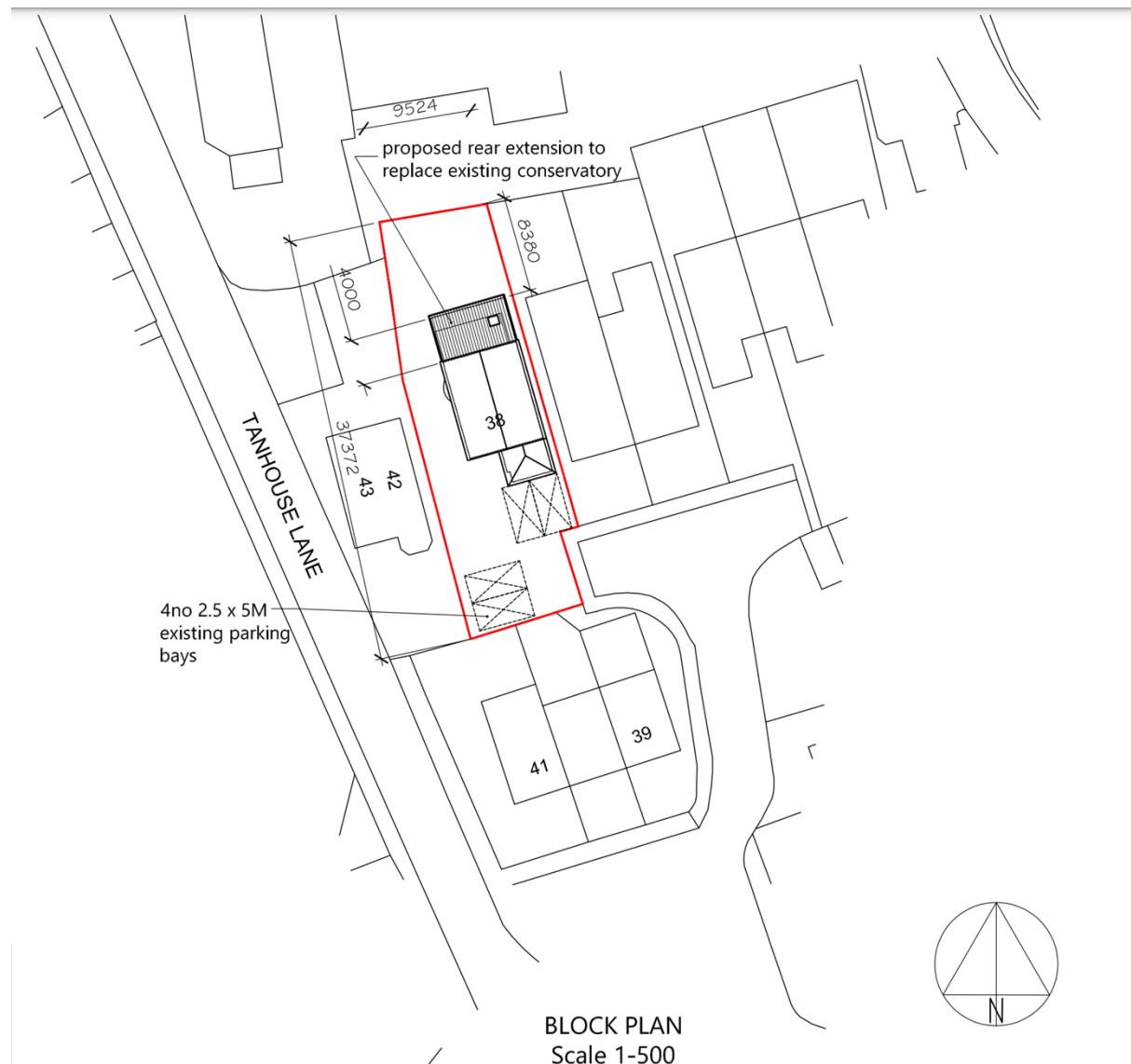
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed demolition of existing rear extension and erection of new single storey rear extension with roof light and associated changes to fenestration.

SECOND SCHEDULE

Address: 38 Tanhouse Lane, Wokingham, RG41 2RL

PLAN



Recommendation agreed: *MC*

Date: 28.11.2024