

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242729

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 November 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 hip to gable extension, rear dormer and two 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 & C) of the Order.

Informatives

1. This Certificate is issued in respect of plans named 'Ground Floor Plan Existing', 'First Floor Plan Existing', 'Roof Plan Existing', 'Front Elevation Existing', 'Right Elevation Existing', 'Rear Elevation Existing', 'Left Elevation Existing', 'Ground Floor Plan Proposed', 'First Floor Plan Proposed', 'Loft Plan Proposed', 'Roof Plan Proposed', 'Front Elevation Proposed', 'Right Elevation Proposed', 'Rear Elevation Proposed' and 'Left Elevation Proposed'.

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

3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

FIRST SCHEDULE

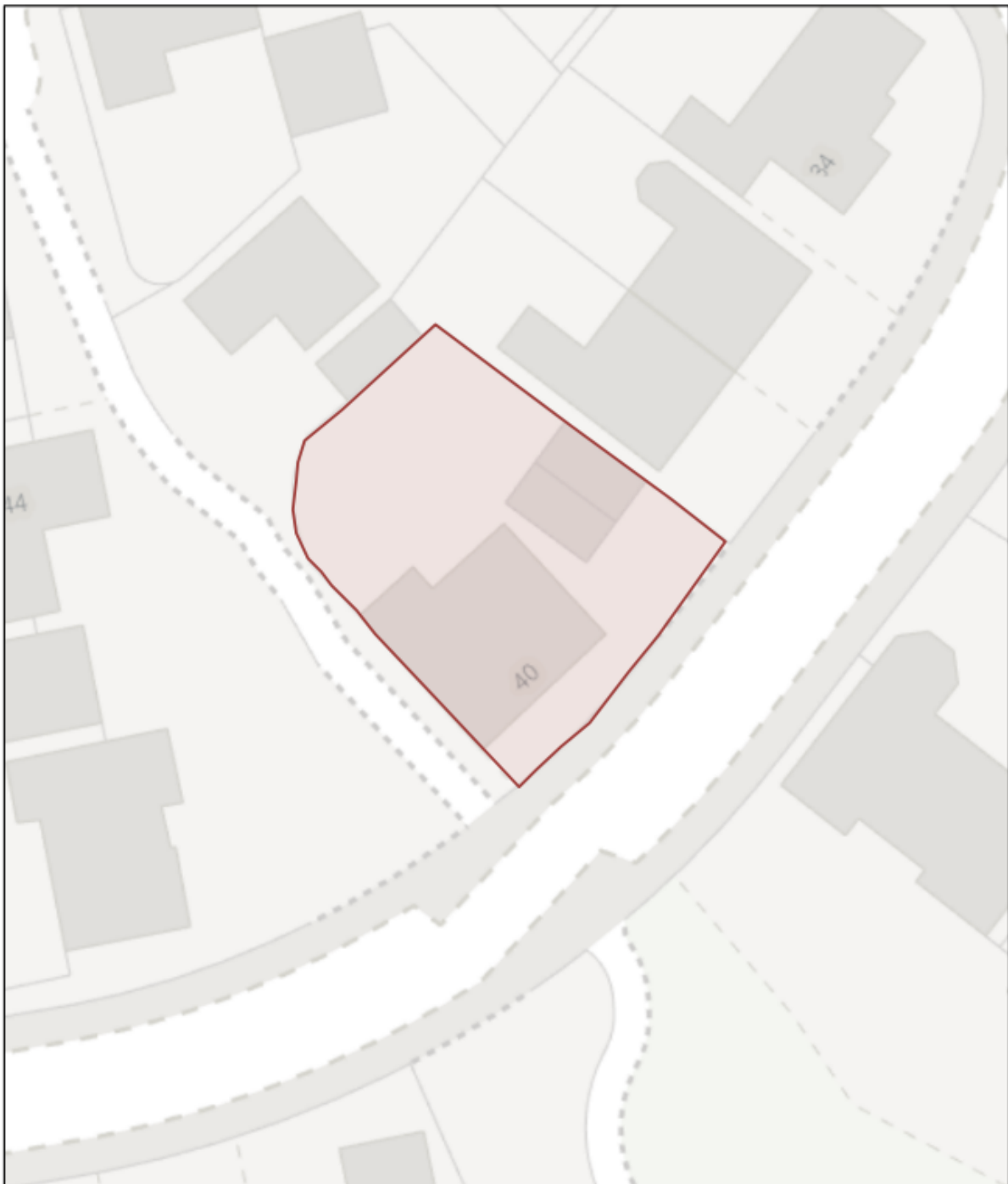
Proposal: Application for a certificate of lawfulness for the proposed hip to gable extension and installation of rooflights and a rear dormer to facilitate conversion of the loft to habitable accommodation.

SECOND SCHEDULE

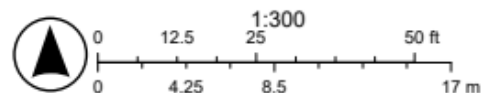
Address: 40 East Park Farm Drive, Charvil, Wokingham, RG10 9UL

PLAN

242729 40 East Park Farm Drive, Charvil



12/12/2024, 16:05:34



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Recommendation agreed:

Date: 12.12.24