

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252570

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 October 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 insertion of 2 no. first floor windows to the south elevation of the dwelling, plus erection of 2 no. single storey outbuildings constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition 3 of consent 03848 restricts the addition of windows.

Informatives

1. This decision is issued with respect to the plans numbered (23027/PL/25), (23027/PL/26), (23027/PL/01), (25022/PL/02 A), (23027/PL/25 A) & (23027/PL/27 C), received by the local planning authority on 21/10/2025 and 23/10/2025.

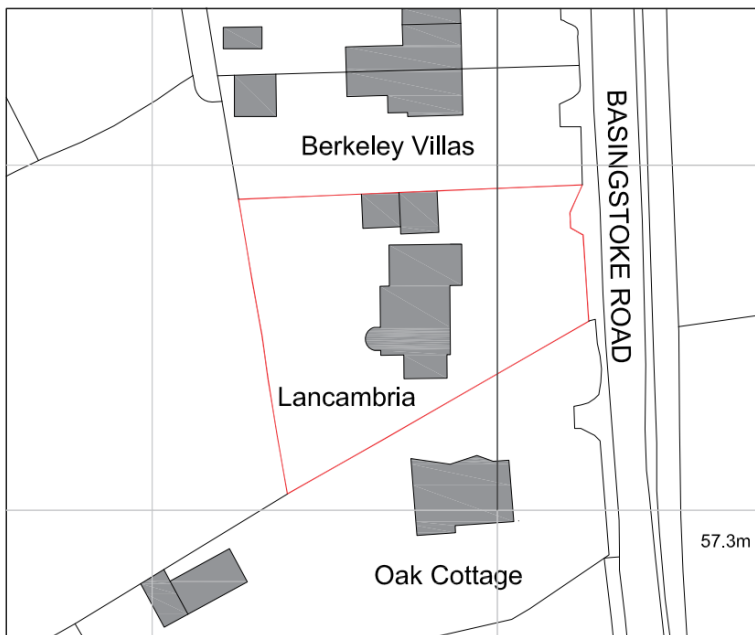
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed insertion of 2 no. first floor windows to the south elevation of the dwelling, plus erection of 2 no. single storey outbuildings.

SECOND SCHEDULE

Address: Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY

PLAN



Scale - 1:1250

Recommendation agreed:

Aje

Date: 01/12/25