

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251454

Draft Recommendation: Wokingham Borough Council hereby certify that on 19 June 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 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 no. 2 rooflights and a rear dormer extension to create habitable accommodation 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) of the Order.

Informatives

1. This Certificate is issued in respect of plan no's 25006-PL-04 and 25006-PL-05 received by the Local Planning Authority on 18th June 2025 and 25006-PL-01 Rev A received by the Local Planning Authority on 24th June 2025.

2. Where applicable, the approval above is subject to the following:

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.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of no. 2 rooflights and a rear dormer extension to create habitable accommodation.

SECOND SCHEDULE

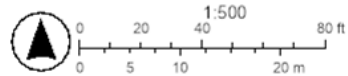
Address: 62 Victoria Road, Wargrave, Wokingham, RG10 8AE

PLAN

62 Victoria Road



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Wokingham Internal
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JMM

Recommendation agreed:

Date: 7 August 2025