

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252594

Draft Recommendation: Wokingham Borough Council hereby certify that on 25 November 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 erection of a single storey front extension to form a porch and a single storey rear extension following demolition of existing conservatory, plus changes to fenestration constitutes development requiring planning permission. Permission is granted 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 A,B and D) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered A-101 (Existing Plans and Elevations), A-102(Proposed Plans and Elevations), A-103 (Block Plan), A-104 (Location Plan) received by the Local Planning Authority on 24/10/2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) 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 erection of a single storey front extension to form a porch and a single storey rear extension following demolition of existing conservatory, plus changes to fenestration.

SECOND SCHEDULE

Address: 19 Goldsmith Close, Finchampstead, Wokingham, RG40 4YP

PLAN



Recommendation agreed: *MC*

Date: 20.01.2026