

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**Application Number:** 252866

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 26 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 rear extension 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) of the Order.

## **Informatives**

1. This certificate is issued in respect of plans numbered A01 (Block Plan & Location Plan), PL02\_RevA (Proposed Site Plan), A001- 2D (Existing Elevations and Sections), PL01 (Proposed Elevations and Sections) received by the Local Planning Authority on 21/11/2025 & 26/11/2025.

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.

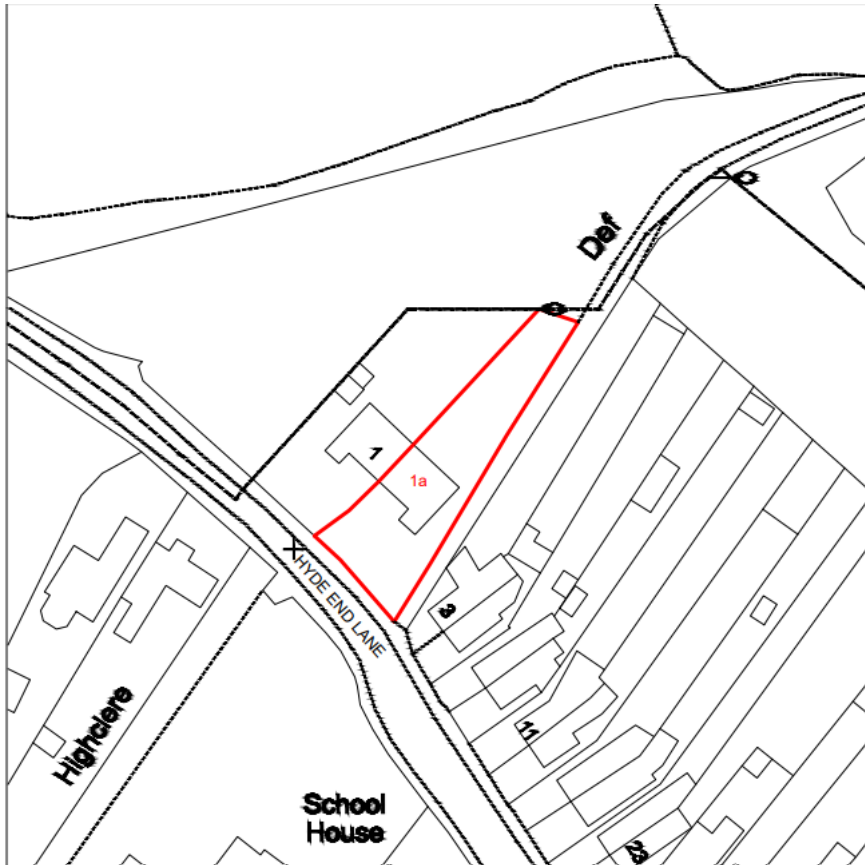
## **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

## **SECOND SCHEDULE**

**Address:** 1a Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP

## PLAN



Recommendation agreed:

Date: 20/01/26