

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252020

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 August 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 erection of a single storey side extension, a first floor hipped end roof side extension and a rear dormer, plus erection of 2no. outbuildings constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being accordance with Schedule 2 (Part 1) (Classes A & E) of the Order, for the reasons detailed in the associated Officer Report.

Informatives

1. This decision is issued in respect of plan no's (3993/203), (3993/102 A), (3993/201 B), (3993/100) & (3993/204), received by the Local Planning Authority on 22/08/2025 & 12/09/2025.

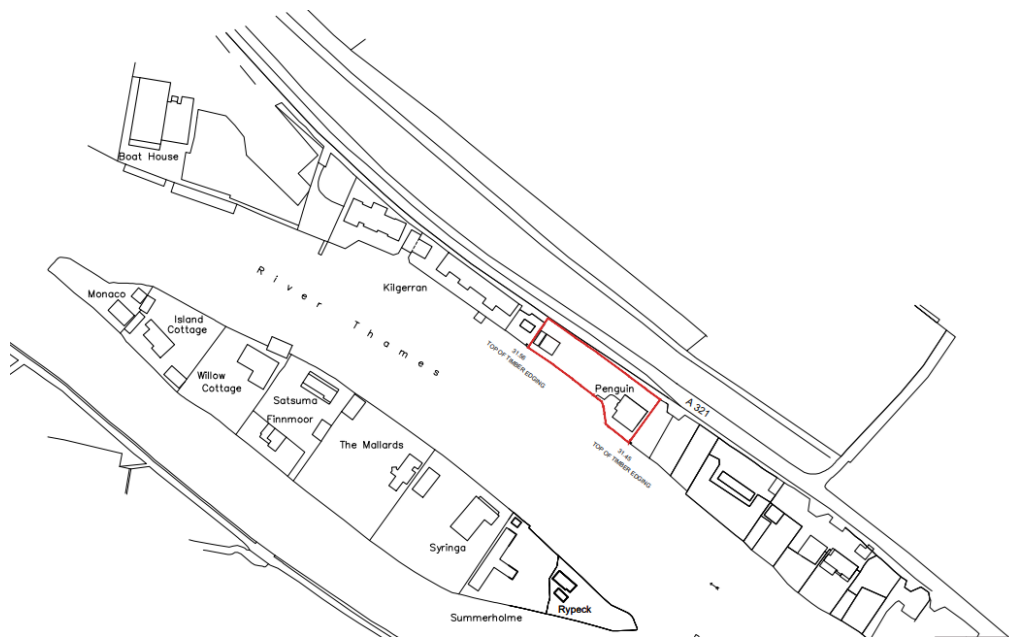
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey side extension, a first floor hipped end roof side extension and a rear dormer, plus erection of 2no. outbuildings.

SECOND SCHEDULE

Address: Penguin, Wargrave Road, Remenham, Wokingham, RG9 3JD

PLAN



Scale - 1:1250

HMM

Recommendation agreed:

Date: 15 October 2025