

Date: 23 June 2026
Application: 261463



**WOKINGHAM
BOROUGH COUNCIL**

WBC CIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC CIL,

Proposed Lawful Certificate Consultation

Application Number: 261463

Applicant: Mr Oscar Wilson

Site Address: Avoca, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS

Parish: Shinfield

Grid Reference: Easting - 471473, Northing - 167606

Type of Development: Other Certificates of Lawful Development

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey front extension, single storey side extension, single storey rear extension, insertion of rear dormer and roof lights to facilitate conversion of loft to create habitable accommodation and erection of 2no. outbuildings following demolition of existing rear conservatory and detached garage.

Case Officer: Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261463. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **14 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC CIL	App No:	261463
Address:	Avoca, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS.		
Proposal:	Application for a certificate of lawfulness for the proposed erection of a single storey front extension, single storey side extension, single storey rear extension, insertion of rear dormer and roof lights to facilitate conversion of loft to create habitable accommodation and erection of 2no. outbuildings following demolition of existing rear conservatory and detached garage.		
Type of Development:	Other Certificates of Lawful Development		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://wokingham.gov.uk/exacom)

Should you have any queries regarding CIL, please contact:

Developer.contributions@wokingham.gov.uk

Date:	23.06.2026	Signed:	Developer Contributions
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