

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250649

Draft Recommendation: Wokingham Borough Council hereby certify that on 21 March 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 to include a roof light constitutes development and thus requires 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 A) of the Order.

Informatives

1. 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.

2. This certificate is issued in respect of the plans titled/numbered (Location Plan) (Block Plan) (1936-03 A) (1936-02 A) received by the Local Planning Authority on 18/03/2025 & 21/03/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to include a roof light.

SECOND SCHEDULE

Address: Kestrels, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD

PLAN



Scale - 1:1250

Recommendation agreed: *JMM*

Date: 15 April 2025