

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250349

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 February 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 rear extension 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 in accordance with Schedule 2 (Part 1) (Class A) of the Order as it would conflict with planning condition 10 of consent 42149 and condition 3 of consent 971764.

Informatives

1. This Certificate/Decision is issued in respect of plan no's A101 REV A, A102 REV A, A103 REV A, A201 REV A, A202 REV A, A401 REV A & A402 REV A received by the Local Planning Authority on 13/02/25.

FIRST SCHEDULE

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

SECOND SCHEDULE

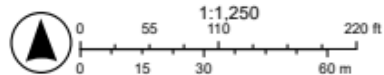
Address: 21 Dyer Road, Wokingham, RG40 5PG

PLAN

21 Dyer Road, Wokingham



10/04/2025, 09:43:19



Wokingham Internal
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Recommendation agreed:

HMM

Date: 10 April 2025