

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252602

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 October 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 the proposed single-storey rear extension constitutes development requiring 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. This certificate is issued in respect of plans numbered 2507-PL01 through to 2507-PL32 recieved on 24/20/2025.
2. The materials used in any exterior work must be of similar appearance to those used in the construction of the existing dwelling house.

FIRST SCHEDULE

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

SECOND SCHEDULE

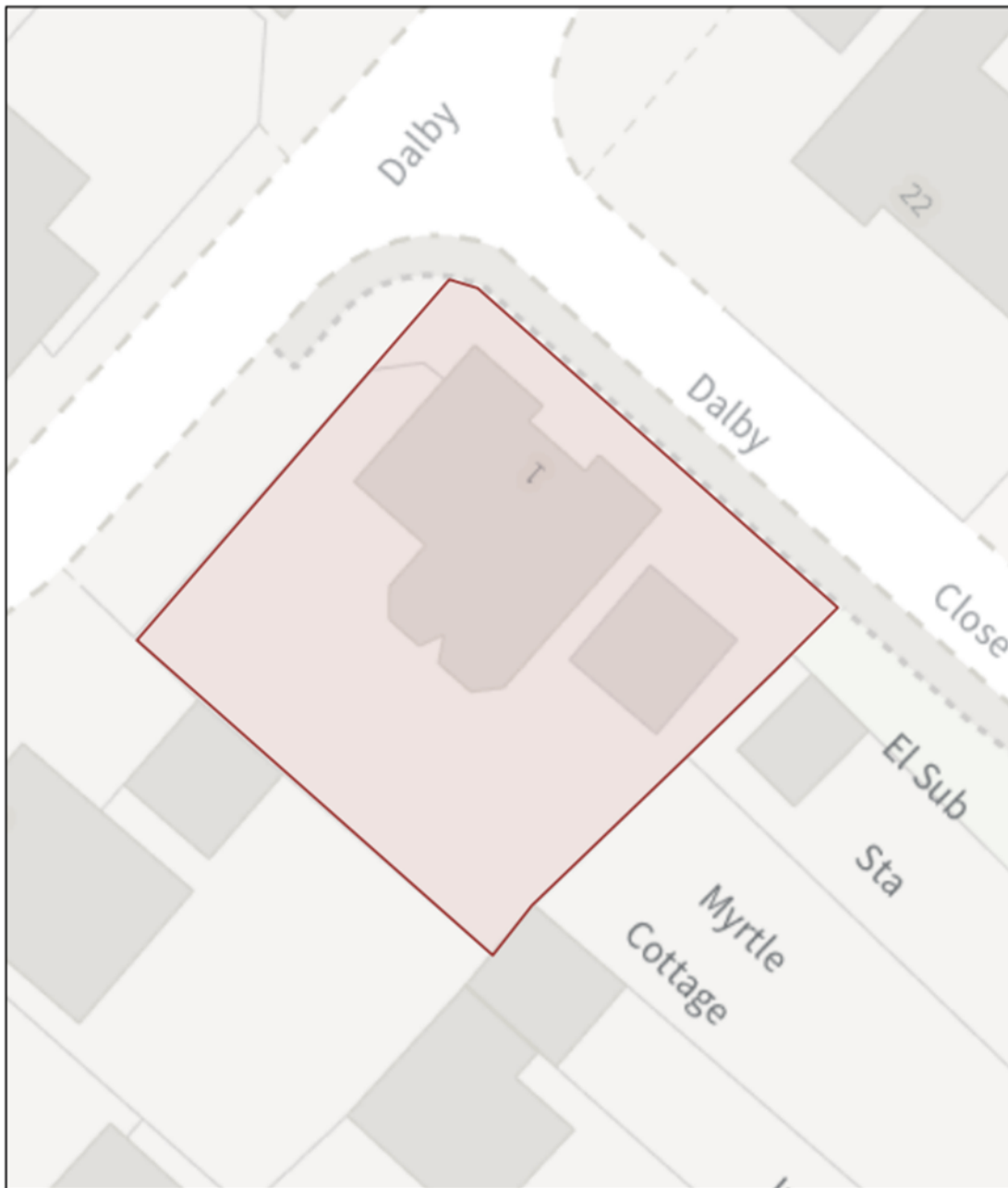
Address: 1 Dalby Close, Hurst, Wokingham, RG10 0BZ

PLAN

Recommendation agreed: *MC*

Date: 16.12.2025

252602 1 Dalby Close, Hurst



09/12/2025, 13:53:55

