

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252628

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 November 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 front porch constitutes development requiring planning permission. Permission is not granted 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 D) of the Order given the front porch would be more than three metres above ground level (approx. 3.30m in height).

Informatives

1. This Certificate/Decision is issued in respect of plan labelled/no's Location plan, LOCATION AND BLOCK PLANS, JC/0896/11, JC/0896/12, JC/0896/13, JC/0896/14, JC/0896/15A & JC/0896/16 received by the Local Planning Authority on 28/10/25 & 10/11/25.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of the garage to a habitable room and construction of a porch to the front.

SECOND SCHEDULE

Address: 67 Lowther Road, Wokingham, Wokingham, RG41 1JB

PLAN

67 Lowther Road, Wokingham, Wokingham



HMM

Recommendation agreed:

Date: 15 December 2025