

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 243233

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 December 2024 (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 granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition 11 of consent O/2014/2280 restricts development under Schedule 2, Part 1, Class A of the Order.

Informatives

1. This decision is issued in respect of plans titled/numbered (Location Plan) (Site Block Plan) (22412-1 01) received by the Local Planning Authority on 23/12/2024.

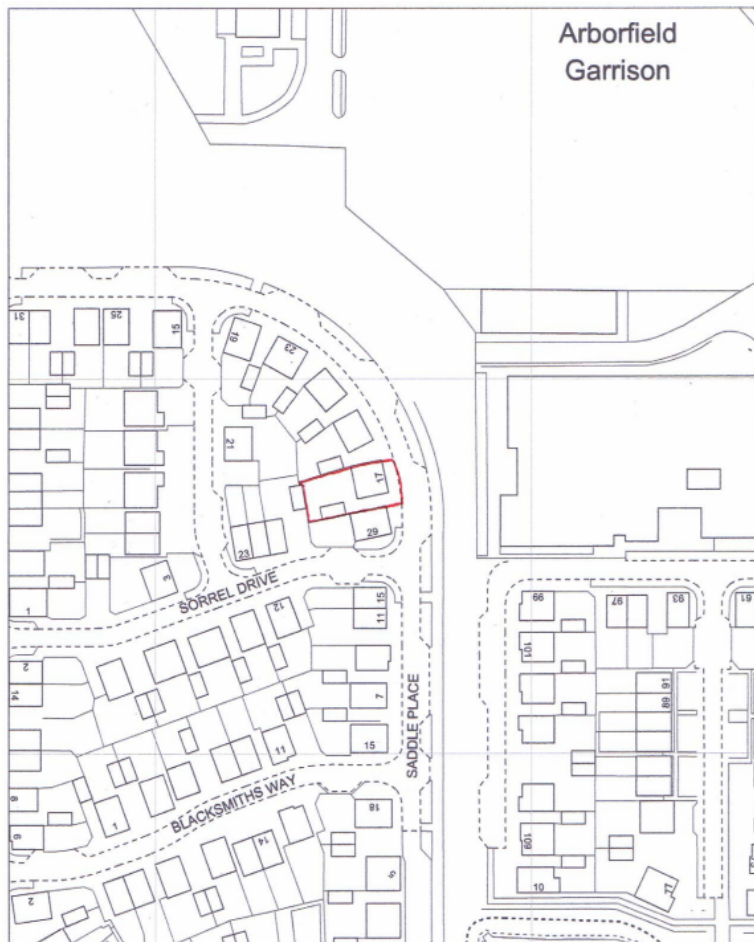
FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 17 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ

PLAN



Scale - 1:1250

Recommendation agreed:

HMM

Date: 27 January 2025