

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260350

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 February 2026 (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 garage conversion and changes to fenestration 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.

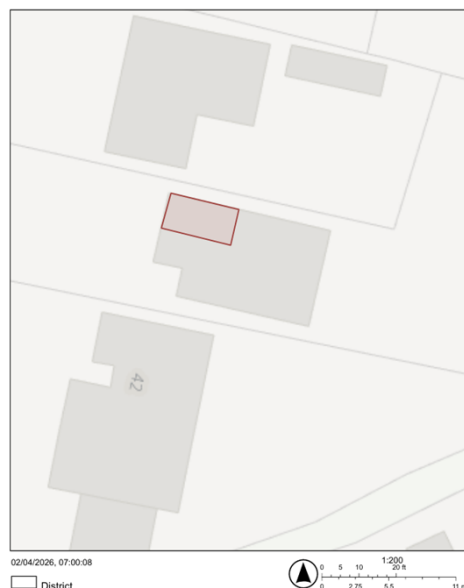
FIRST SCHEDULE

Proposal: Only the elements of the proposal pursuant to this application for a certificate of lawfulness, in respect of: i) garage conversion and ii) changes to fenestration.

SECOND SCHEDULE

Address: 44 Oatlands Road, Shinfield, RG2 9DN

PLAN – This shows the location of the proposed garage conversion.



Informatives

1. This certificate is in relation to submitted plans numbered 001, 002, 003, 004, 005, 006, 007, 008, 009, 010 and 011.

2. 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.

Draft Recommendation: Wokingham Borough Council further certifies that on 10 February 2026 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the Third Schedule to this certificate in respect of the land specified in the Fourth Schedule here to and edged red on the plan attached to this certificate, **would NOT have been lawful** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed erection of two dormers to facilitate additional first floor accommodation 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 B) of the Order. This is because Schedule 2, Part 1, Class B, B.1 (e) states that development is not permitted if:

(e) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Condition B.2 (c) of Class B also states:

- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Therefore, the two proposed dormers cannot benefit from Class B permitted development rights.

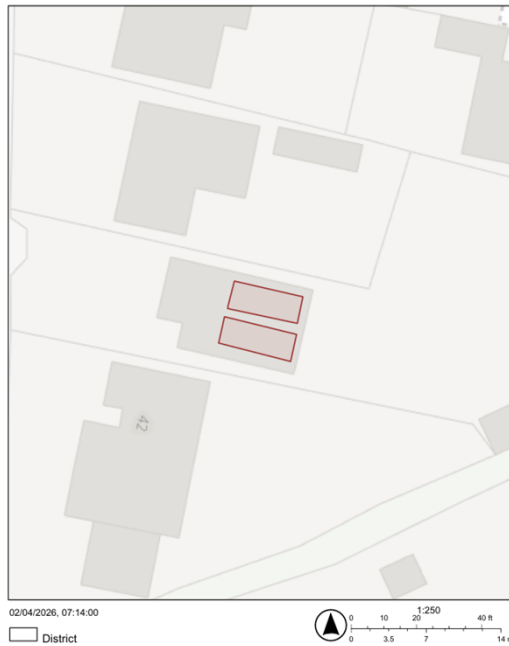
THIRD SCHEDULE

Proposal: Only the element of the proposal pursuant to this application for a certificate of lawfulness, in respect of the two proposed dormers.

FOURTH SCHEDULE

Address: 44 Oatlands Road, Shinfield, Wokingham, RG2 9DN

PLAN - This shows the location of the two proposed dormers.



For clarity, the above elements of the proposal under this application for a certificate of lawfulness are severable and have been assessed independently.

A small, square image containing a handwritten signature in black ink. The signature appears to be the letters 'SF' in a stylized, cursive font.

Recommendation agreed:

Date: 2.4.26