

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 251464

Draft Recommendation: Wokingham Borough Council hereby certify that on 19 June 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 loft conversion with a rear dormer and installation of 3 no. rooflights constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposals being in accordance with Schedule 2 (Part 1) (Classes B and C) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and 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.

2. This Certificate is issued in respect of plans numbered 0122-25-PL06, 0122-25-PL-05, 0122-25-PL-02 and 0122-25-PL-01 received by the Local Planning Authority on 19/06/2025

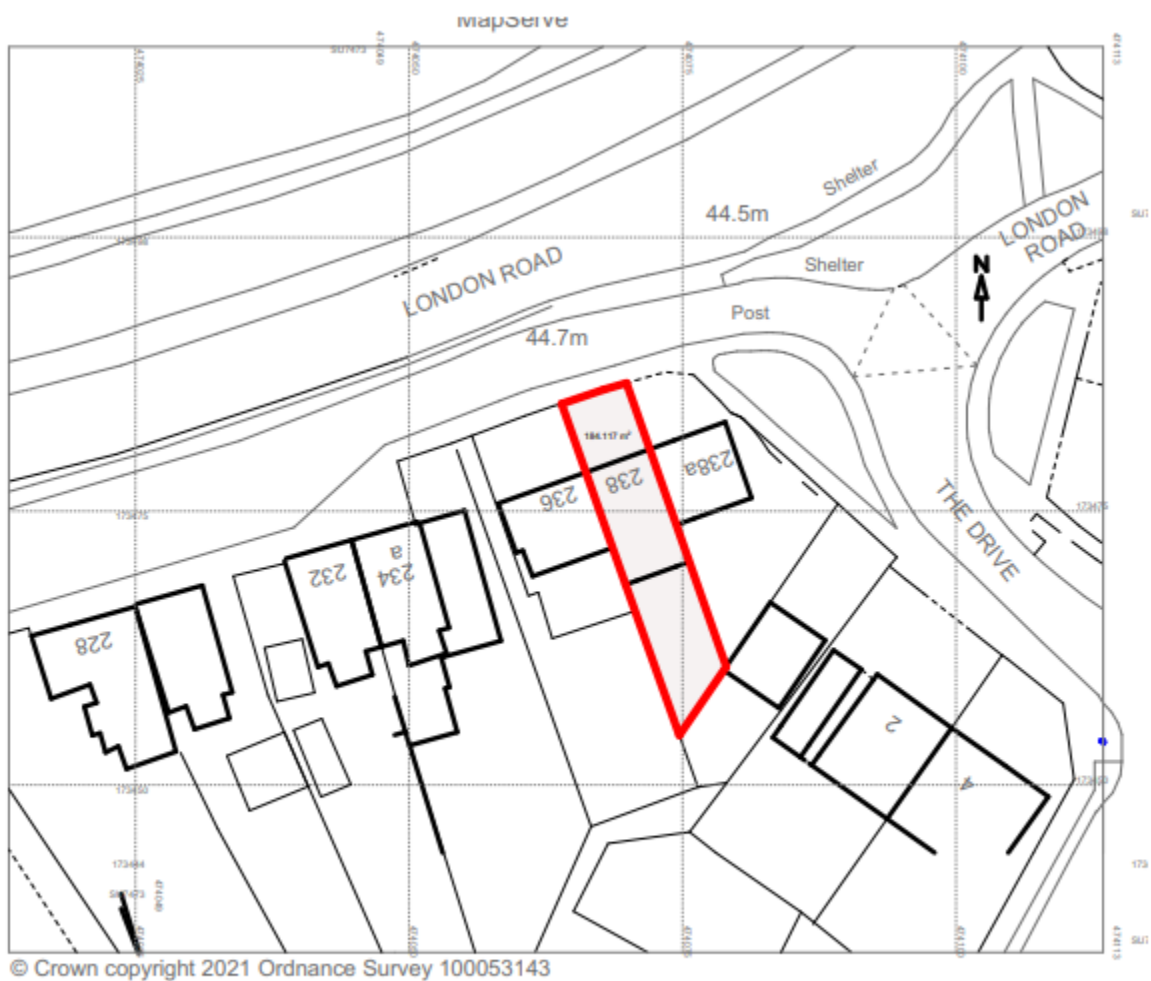
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed loft conversion with a rear dormer and installation of 3 no. rooflights to the front and rear roofslopes.

SECOND SCHEDULE

Address: 238 London Road, Earley, Wokingham, RG6 1AH

PLAN



LOCATION PLAN

1:1250

BJC

Recommendation agreed:

Date: 12.08.25