

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251572

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 July 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 insertion of rear dormer to facilitate conversion of the loft to create habitable accommodation, plus additional rooflights 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) (Classes B & C) of the Order.

Informatives

1. 1. This decision is issued in respect of the plans numbered:

01 - Site Location Plan as Existing

04 - Proposed Drawing

05 - Site Block Plan as Proposed

received by the Local Planning Authority on the 3rd July 2025.

2. The applicant is reminded that they are required to comply with the conditions for Classes B and C as outlined in Schedule 2 (Part 1) (Classes B & C) of the General Permitted Development Order.

FIRST SCHEDULE

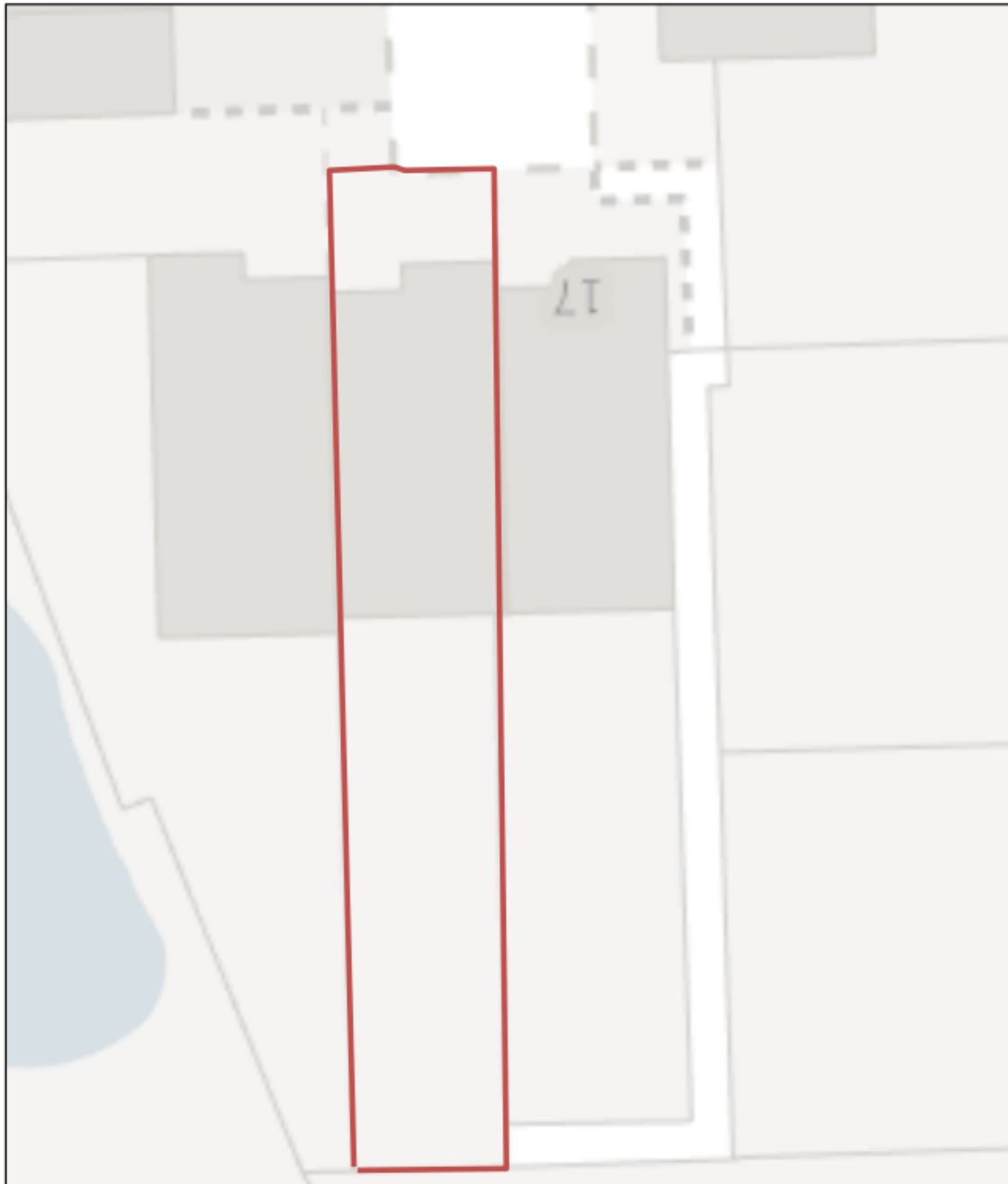
Proposal: Application for a certificate of lawfulness for the proposed insertion of rear dormer to facilitate conversion of the loft to create habitable accommodation, plus additional rooflights.

SECOND SCHEDULE

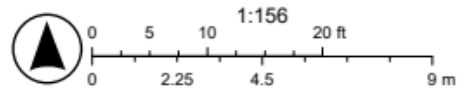
Address: 19 Wheeler Avenue, Wokingham, RG40 5AH

PLAN

19 Wheeler Avenue, Wokingham



21/07/2025, 15:25:41



Recommendation agreed:

Date: 22/07/25