

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252755

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 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 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 single-storey side/rear extension 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.

Informatives

1. This Certificate is issued in respect of the submitted application plans, drawings and information labelled PP-14477531v1, 04, 05 and 06 received by the local planning authority on 10/11/2025.

FIRST SCHEDULE

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

SECOND SCHEDULE

Address: 2 Osborne Road, Wokingham, Wokingham, RG40 1TL

PLAN



Recommendation agreed: *JMM*

Date: 17 December 2025