

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250422

Draft Recommendation: Wokingham Borough Council hereby certify that on 21 February 2025 (being the date of application for this certificate), and subject to any conditions or informatics 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 erection of a single storey rear extension following demolition of the existing conservatory, plus enlargement of a side canopy roof 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 and D) of the Order.

Informatics

1. This decision is issued in respect of plans numbered D3053-01 and D3053-02 received by the Local Planning Authority on 21/02/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus enlargement of a side canopy roof and changes to fenestration.

SECOND SCHEDULE

Address: 11 Ashdale Park, Crowthorne, Wokingham, RG40 3QS

PLAN



Recommendation agreed: *Mc*

Date: 04.04.2025