

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251519

Draft Recommendation: Wokingham Borough Council hereby certify that on 26 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 not 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 front extension to create porch, windows replacement plus changes to fenestration following demolition of existing porch 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 D) of the Order. This is because Condition 4 of consent 11356 states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1977, there shall be no structural alterations to the elevations of the dwelling as extended by this permission and no further additions or alterations (including windows) shall be constructed without prior written permission of the District Planning Authority.

Informatives

1. This Decision is issued in respect of plan no's 10, 11, 13 and 14 received by the Local Planning Authority on 26th June 2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey front extension to create porch, windows replacement plus changes to fenestration following demolition of existing porch.

SECOND SCHEDULE

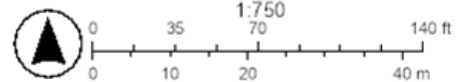
Address: Herons Creek, Station Road, Wargrave, Wokingham, RG10 8EU

PLAN

Herons Creek



15/08/2025, 12:22:44



Wokingham Internal
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Recommendation agreed:



Date: 18/08/25