

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251610

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 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 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 ground floor rear extension and loft conversion creating habitable accommodation 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 being in accordance with Schedule 2 (Part 1) (Class A and Class B) of the Order. This is because the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

Informatives

1. This decision is issued in respect of plan no's 2506-S9A-AR-DR- PR-001, 2506-S9A-AR-DR-PR-003, 2506-S9A-AR-DR-PR-1000 and 2506-S9A- AR-DR-PR-2000 received by the Local Planning Authority on 7th July 2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of ground floor rear extension and loft conversion creating habitable room.

SECOND SCHEDULE

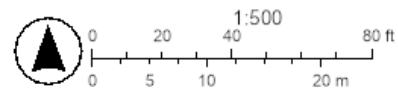
Address: 9 Fair Lawn Green, Shinfield, Wokingham, RG2 8EG

PLAN

9 Fair Lawn Green



05/09/2025, 09:14:55



Wokingham Internal
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Recommendation agreed:



Date: 05/09/25