

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251007

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 April 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 hip to gable roof conversion with rear dormer 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 B) of the Order.

Informatives

1. This Certificate is issued in respect of plan no's 25008-A2-RF-DR-T- 2003 Rev A; 25008-A2-00-DR-T-0101 Rev A; 25008-A2-00-DR-T-2000 Rev A; 25008-A2-01-DR-T-2001 Rev A; 25008-A2-02-DR-T-2002 Rev A; 25008-A2- XX-DR-T-2100 Rev A and 25008-A2-XX-DR-T-2101 Rev A received by the Local Planning Authority on 26th April 2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

FIRST SCHEDULE

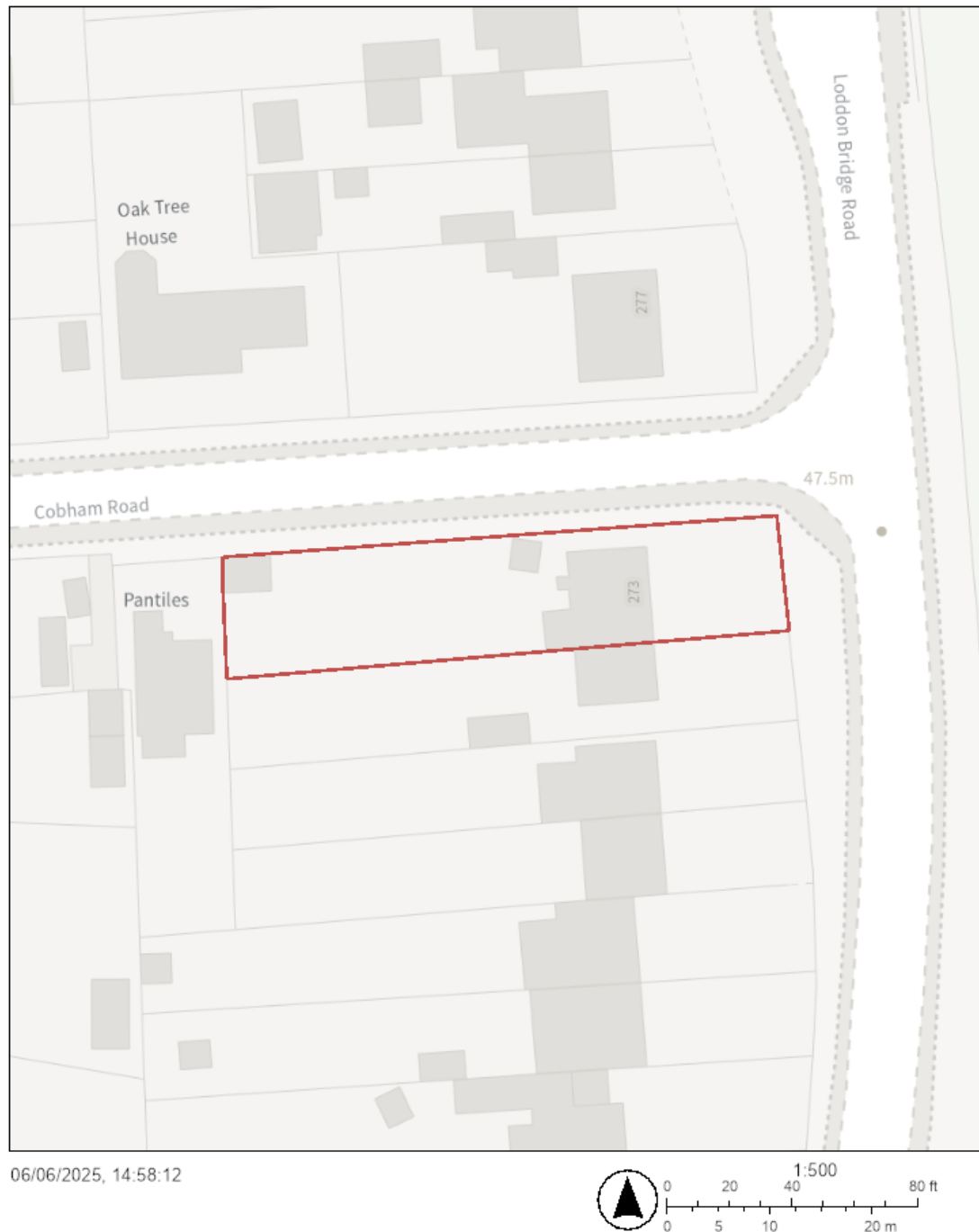
Proposal: Certificate of lawfulness for the proposed hip to gable roof conversion with rear dormer.

SECOND SCHEDULE

Address: 273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL

PLAN

273 Loddon Bridge Road



Recommendation agreed:



Date: 07/06/25