

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 251741

Draft Recommendation: Wokingham Borough Council hereby certify that on 21 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 1no. dormer to the rear plus roof lights following conversion of loft to create 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 not being in accordance with Schedule 2 (Part 1) (Class B) of the Order as it would conflict with planning condition 5 of consent 130456.

Permitted Development

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule of the 1995 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties. **Relevant Policies:** Core Strategy policies CP1 and CP3.

Informatives

1. This Certificate/Decision is issued in respect of plan no's 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 14B & Location Plan received by the Local Planning Authority on 21/07/25.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of 1no. dormer to the rear plus roof lights following conversion of loft to create habitable accommodation.

SECOND SCHEDULE

Address: 5 Lockhart Drive, Wokingham, RG40 5BF

PLAN

5 Lockhart Drive, Wokingham



Recommendation agreed:

Wokingham Internal
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Date: 28/08/25