

## **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**Application Number:** 250053

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 13 January 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 erection of a single storey rear extension to include 2no roof lights constitutes development and thus requires 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) of the Order.

### **Informatics**

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
2. This certificate is issued in respect of plans titled/numbered (COX- 1124-01) (COX-1124-02) (COX-1124-03) (COX-1124-05) (COX-1124-06) received by the Local Planning Authority on 13/01/2025.

### **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to include 2no. roof lanterns.

### **SECOND SCHEDULE**

**Address:** 68 Western Avenue, Woodley, Wokingham, RG5 3BH

### **PLAN**



Scale 1:1250

Recommendation agreed:

Date: 07/02/25