

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242453

Draft Recommendation: Wokingham Borough Council hereby certify that on 26 September 2024 (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 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 constitutes development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposal being in accordance with Schedule 2 (Part 1)(Class A) of the Order.

Informatives

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 plan no's Location Plan 24093.S.PP-07; Block Plan 24098.S.PP-08 & Proposed FF Plan 24093.S.PP-05 received by the local planning authority on 26/09/2024, and Proposed GF Plan 24093.S.PP-04 & Proposed Elevations 24093.S.PP-06 received by the local planning authority on 30/10/2024.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with associated changes to fenestration.

SECOND SCHEDULE

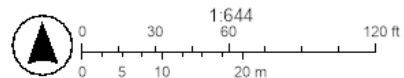
Address: 26 Somerton Gardens, Earley, Wokingham, RG6 5XG

PLAN

ArcGIS Web Map



30/10/2024, 13:50:53



Wokingham Internal
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Recommendation agreed:

HMM

Date: 30 October 2024