

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 260843

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 April 2026 (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 the proposed loft conversion incorporating insertion of rooflights to the front and rear roof slopes to facilitate habitable accommodation within the existing roof space constitutes development requiring planning permission. Permission is granted 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 C) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following:

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.

2. This Certificate/Decision is issued in respect of plans 01826-01, 01826-02, 01826-03, 01826-04, 01826-05 & Location Plan received by the Local Planning Authority on 07/04/26.

FIRST SCHEDULE

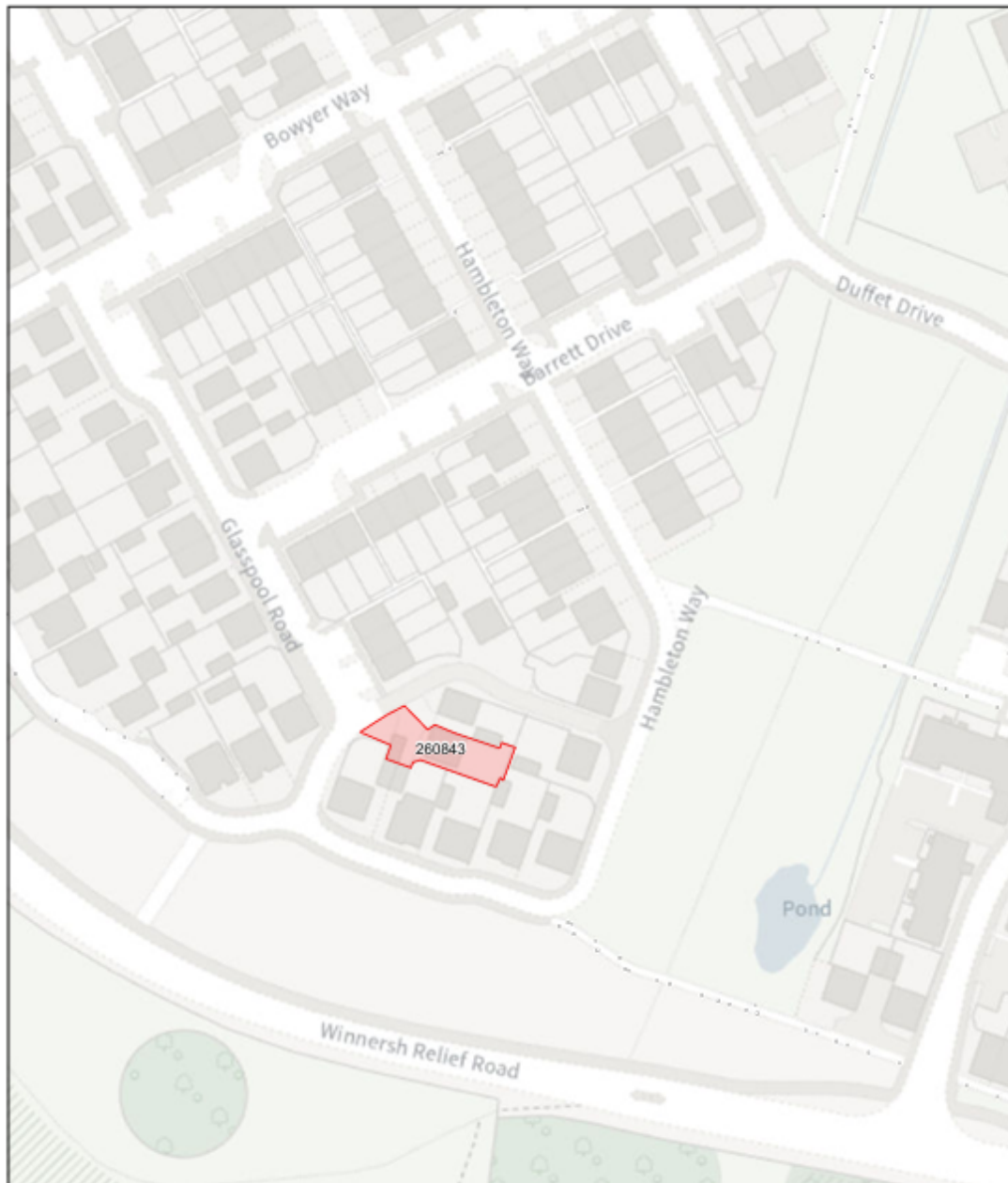
Proposal: Application for a certificate of lawfulness for the proposed loft conversion incorporating insertion of rooflights to the front and rear roof slopes to facilitate habitable accommodation within the existing roof space.

SECOND SCHEDULE

Address: 19 Glasspool Road, Winnersh, Wokingham, RG41 5SB

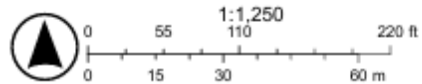
PLAN

19 Glasspool Road, Winnersh, Wokingham



28/05/2026, 16:21:12

 Planning Applications Live
 District



Wokingham Internal
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Recommendation agreed:



Date: 29/05/26