

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260382

Draft Recommendation: Wokingham Borough Council hereby certify that on 16 March 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 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 a single-storey rear extension constitutes development requiring planning permission. Permission is not granted 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 A) part (f)(i) of the Order.

Given the dwelling is semi-detached, part (f) (i) of the Order only permits the enlarged part of the dwellinghouse to extend beyond the rear wall of the original dwellinghouse by 3 metres. The proposed extension would be more than 3m beyond the rear wall of the original dwellinghouse, thus not complying with the Order.

Furthermore, the proposal would not be an enlargement of the original dwellinghouse, as it is positioned on and extends 4 metres from an existing rear extension (applications implemented: F/2007/1005 and F/2010/2038) rather than from the rear wall of the original dwellinghouse. Therefore, it fails to comply with part(f) (i) of the Order

Informatives

1. This Certificate/Decision is issued in respect of plans Location Plan, CC64:SSE1, CC64:SSE03 & CC64:SSE5 received by the Local Planning Authority on 13/02/26 & 17/03/36.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single-storey rear extension.

SECOND SCHEDULE

Address: 64 Chiltern Crescent, Earley, Wokingham, RG6 1AN

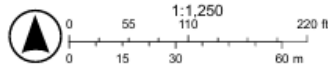
PLAN

64 Chiltern Crescent, Earley, Wokingham



08/05/2026, 09:19:17

 Planning Applications Live
 District



Wokingham Internal
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AMM

Recommendation agreed:

Date: 8.5.2026