

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251010

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 April 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 extension extends from the rear of the previously extended part of the dwelling approved under permission 39615, this does not fall under permitted development rights as the it extends more than 4 metres from the original rear wall of the dwelling. The proposed single storey rear extension 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 A) of the Order.

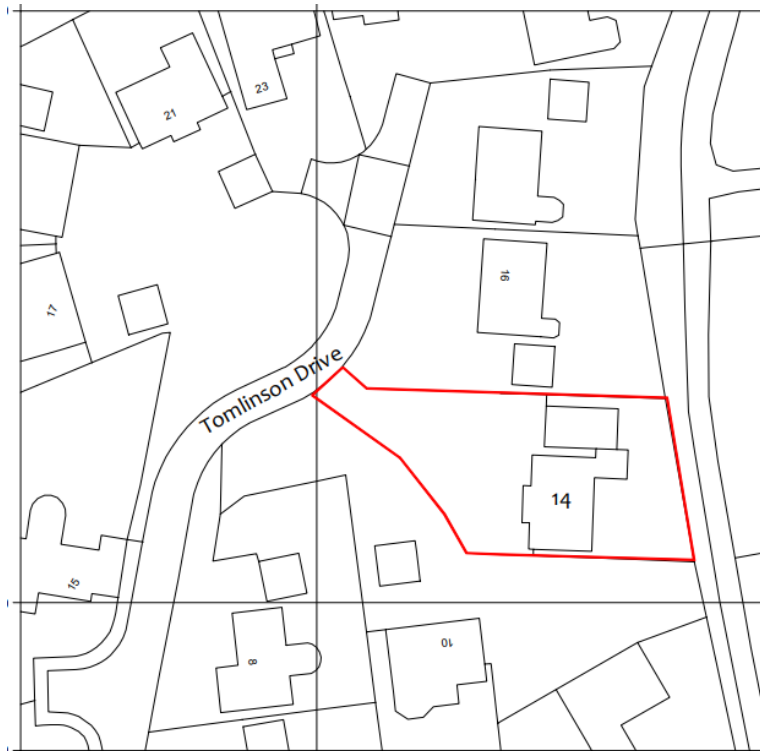
FIRST SCHEDULE

Proposal: Certificate of lawfulness for the proposed single storey rear extension.

SECOND SCHEDULE

Address: 14 Tomlinson Drive, Finchampstead, Wokingham, RG40 3NZ

PLAN



Recommendation agreed: *MC*

Date: 10.06.2025