

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260934

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 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 single-storey rear extension and changes to fenestration 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

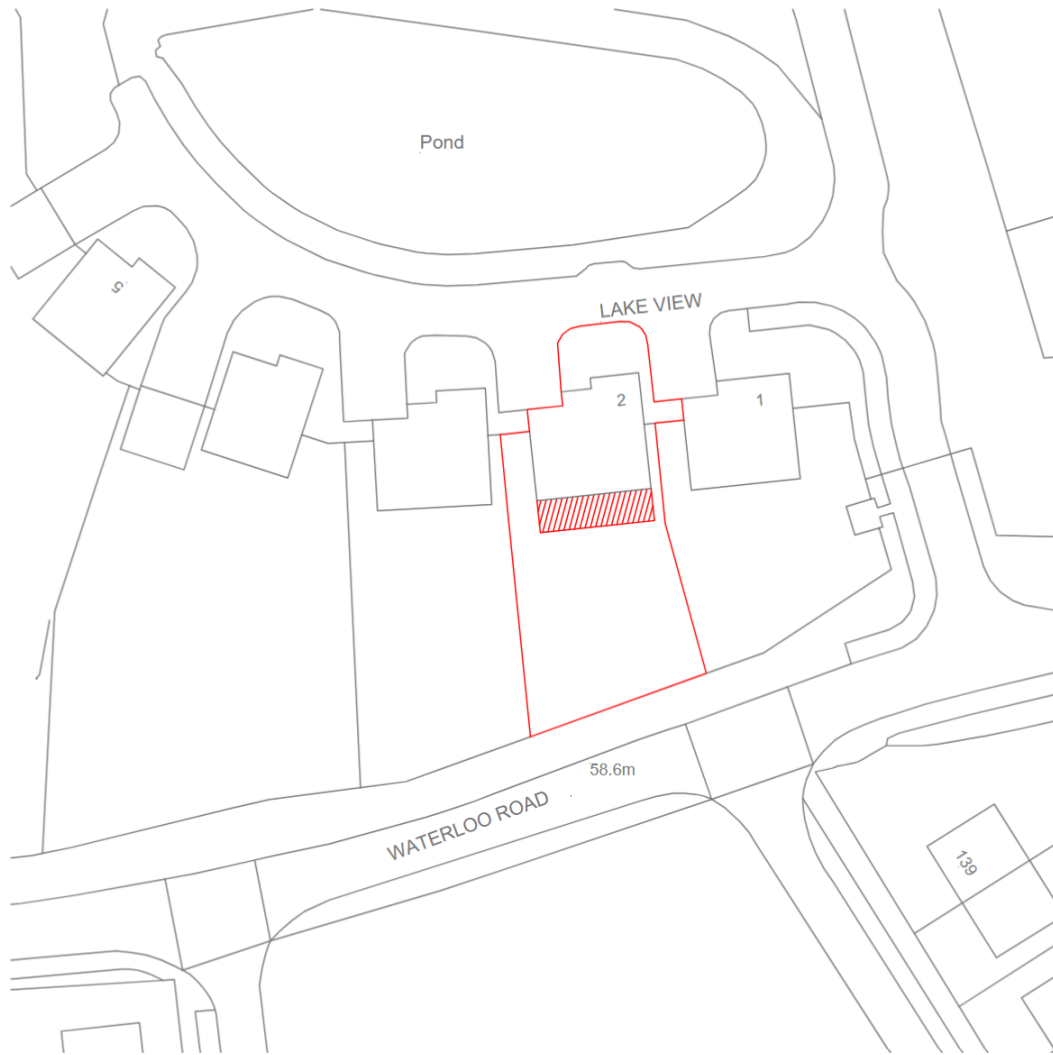
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed development of single-storey rear extension and changes to fenestration including 3no. rooflights.

SECOND SCHEDULE

Address: 2 Lake View, Wokingham, Wokingham, RG40 2EW

PLAN



Recommendation agreed: *MC*

Date: 05.06.2026