

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251883

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 August 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 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 installation of 2 no. front rooflights and a rear dormer extension to facilitate conversion of the loft to habitable accommodation constitutes development requiring 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 B) of the Order.

Informatives

1. This Certificate is issued in respect of plan 50EB-07 and 50EB-08 received by the Local Planning Authority on 5th August 2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

FIRST SCHEDULE

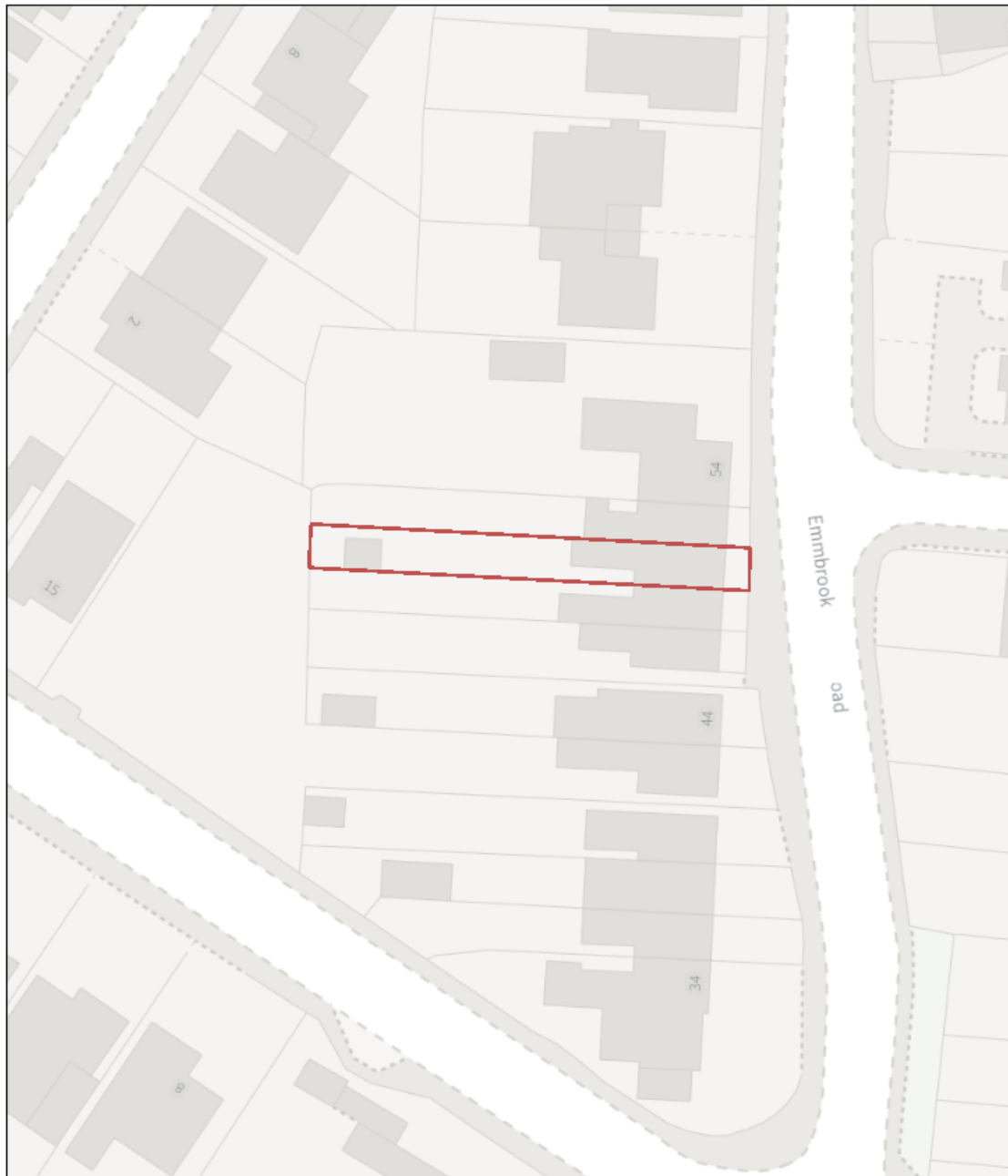
Proposal: Application for a certificate of lawfulness for the proposed installation of 2 no. front rooflights and a rear dormer extension to facilitate conversion of the loft to habitable accommodation.

SECOND SCHEDULE

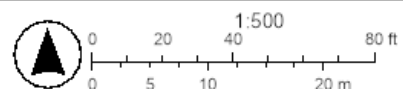
Address: 50 Emmbrook Road, Wokingham, RG41 1HG

PLAN

50 Emmbrook Road



22/09/2025, 15:23:33



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written below the text 'Recommendation agreed:'.

Date: 23/09/25