

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260263

Draft Recommendation: Wokingham Borough Council hereby certify that on 2 February 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) A.1(i) of the order.

The single storey rear extension eaves height would be in excess of 3m (3.41m) and be within 2 metres of the boundary. Therefore, it involves development that is not in accordance with Schedule 2 (Part 1) (Class A) A.1(i) of the Order.

Informatives

1. This Certificate/Decision is issued in respect of plans Location Plan, EXT-GA-01 & GA-02 received by the Local Planning Authority on 02/02/26.

FIRST SCHEDULE

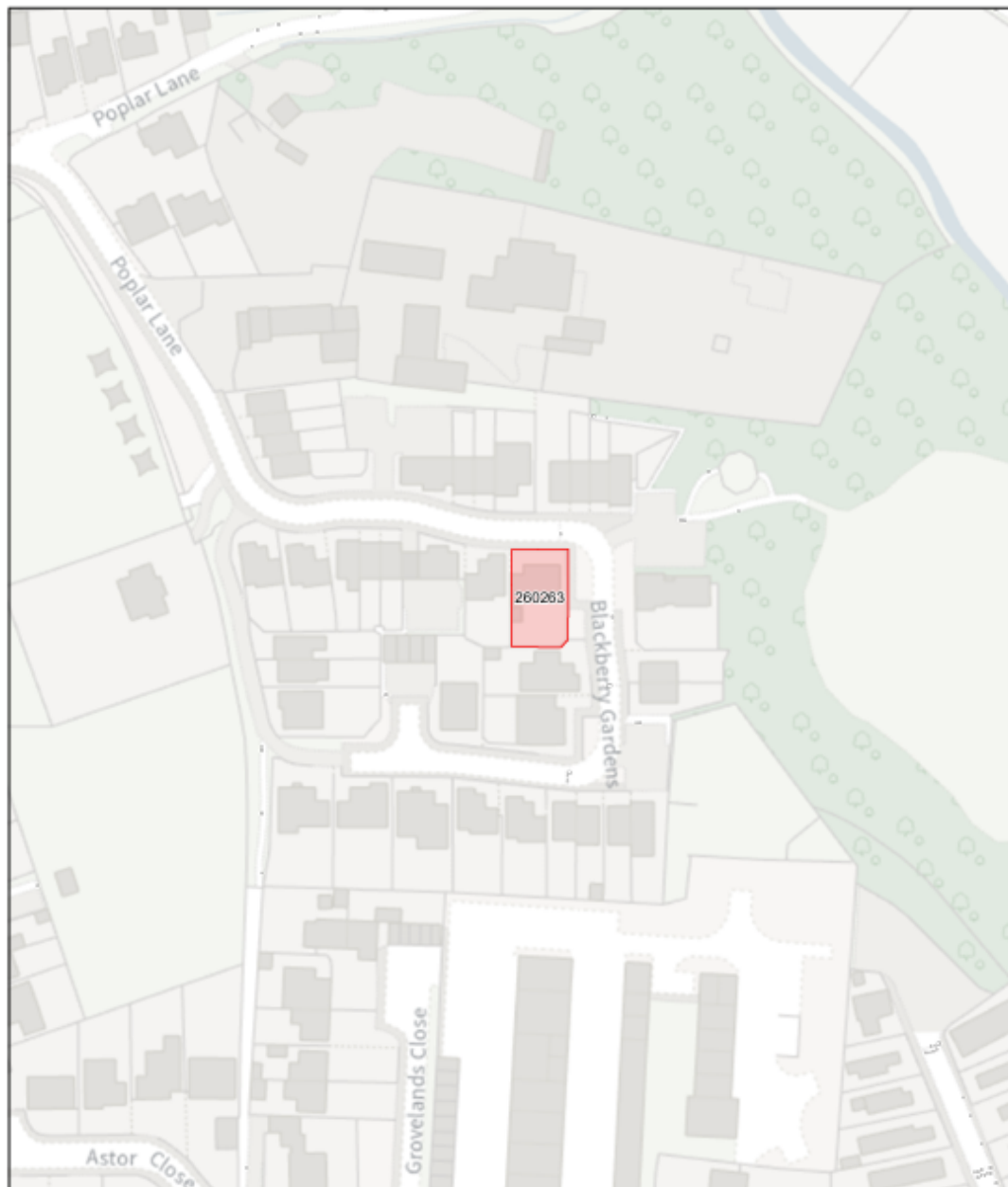
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

SECOND SCHEDULE

Address: 16 Blackberry Gardens, Winnersh, Wokingham, RG41 5RN

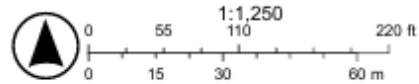
PLAN

16 Blackberry Gardens, Winnersh, Wokingham



26/03/2026, 09:37:26

 Planning Applications Live
 District



Wokingham Internal
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Recommendation agreed:

AMM

Date: 26 March 2026