

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 260169

Draft Recommendation: Wokingham Borough Council hereby certify that on 26 January 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 changes to fenestration, addition of rooflights and sunpipe plus installation of warm roof to replace existing flat roof 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 A & C) of the Order.
2. The proposed internal amendments and removal of chimney do not fall within the Section 55 of the Town and Country Planning Act 1990 definition of development therefore do not require planning permission.

Informatives

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

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This Certificate/Decision is issued in respect of plan Site Plan, 3273-001 Rev A, 3273-002 Rev A, 3273-003 Rev A, 3273-004 Rev A, 3273 -005 Rev A, 3273-006 Rev A, 3273-007 & 3273-008 received by the Local Planning Authority on 23/01/26 & 26/01/26.

FIRST SCHEDULE

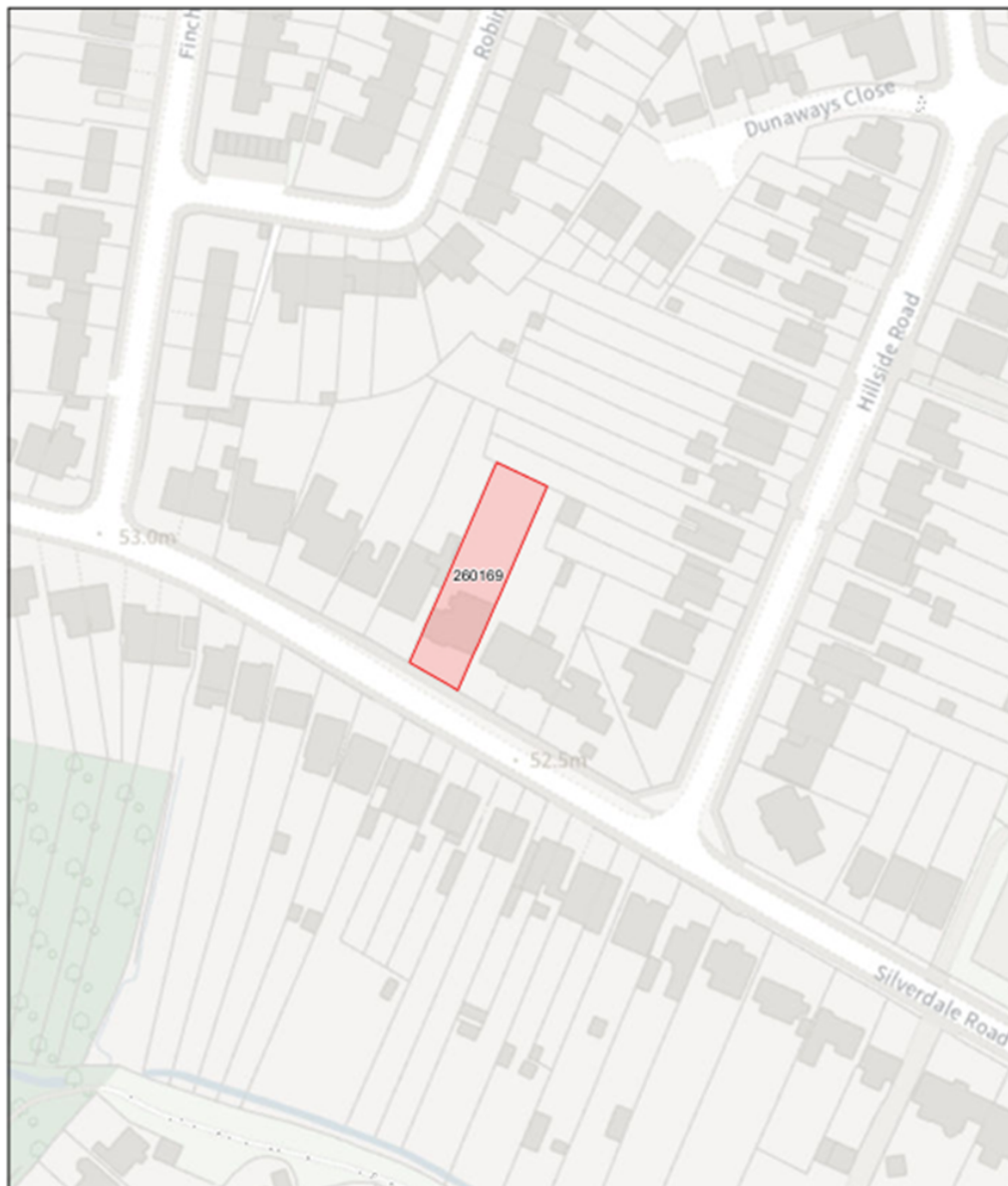
Proposal: Application for a certificate of lawfulness for the proposed internal amendments, removal of chimney, changes to fenestration plus installation of warm roof to replace existing flat roof.

SECOND SCHEDULE

Address: 31 Silverdale Road, Earley, Wokingham, RG6 7LN

PLAN

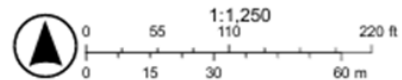
31 Silverdale Road, Earley, Wokingham



20/03/2026, 09:30:19

 Planning Applications Live

 District



Wokingham Internal
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HMM

Recommendation agreed:

Date: 25 March 2026