

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242331

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 September 2024 (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 single storey side extension and single storey rear extension, following demolition of the existing conservatory, 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. This is because the depth of the proposed rear extension would extend beyond the rear wall of the original dwelling by more than 3 metres.

Informatives

1. The Certificate/Decision is issued in respect of plans numbered (165/202 RevA), (165/200 RevA), (165/201 RevB), received by the Local Planning Authority on 10/09/2024.

FIRST SCHEDULE

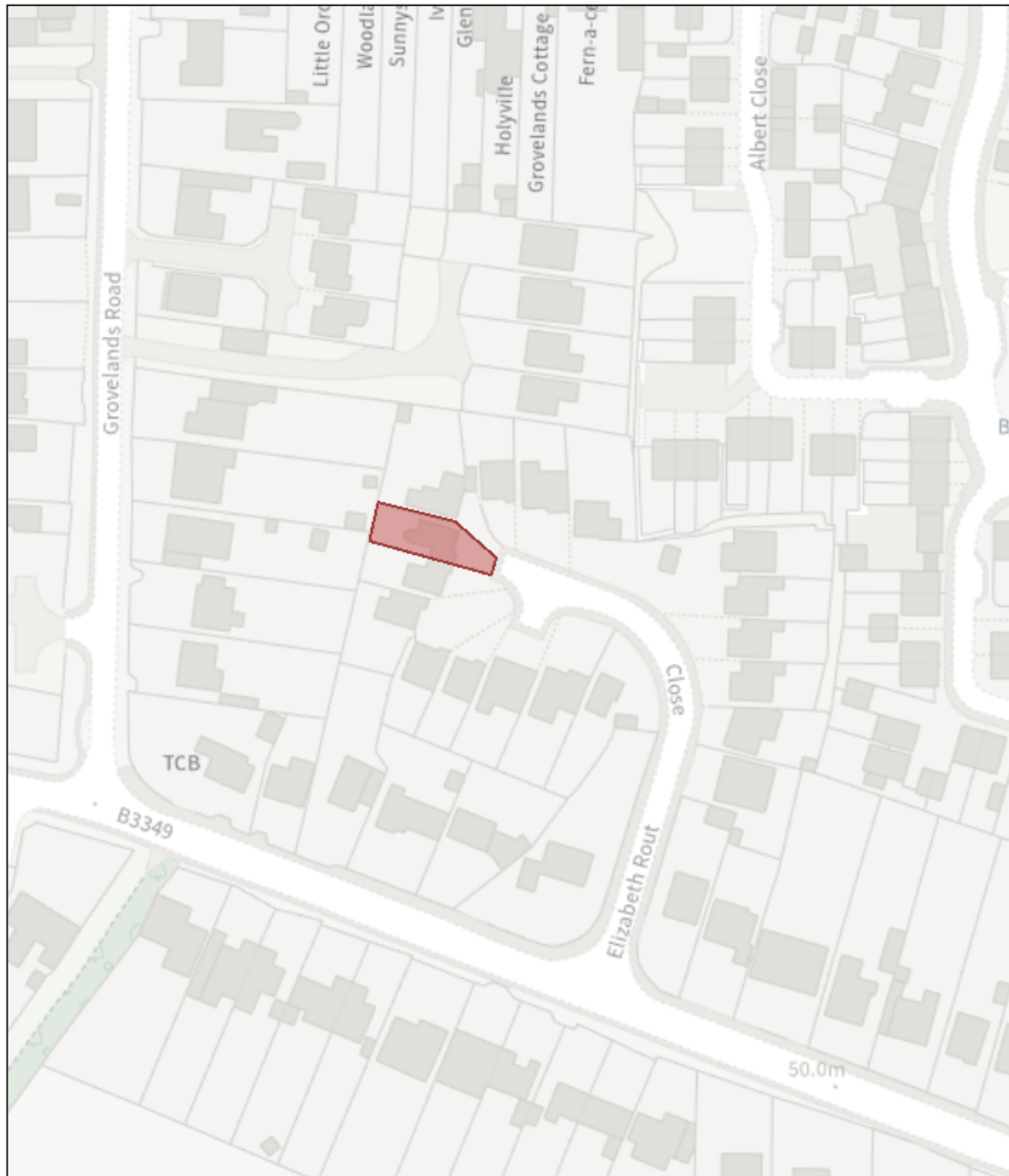
Proposal: Application for a certificate of lawfulness for the proposed single storey side and rear extension with addition of skylights following demolition of the existing conservatory.

SECOND SCHEDULE

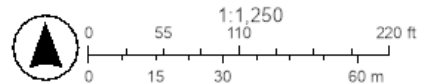
Address: 9 Elizabeth Rout Close, Spencers Wood, Wokingham, RG7 1DQ

PLAN

9 Elizabeth Rout Close, Spencers Wood, Wokingham, RG7 1DQ



01/11/2024, 14:46:41



Wokingham Internal
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Recommendation agreed:



Date: 01/11/24