

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252382

Draft Recommendation: Wokingham Borough Council hereby certify that on 13 October 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 removal of one rooflight and replacement with two smaller rooflights 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 C) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following:

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.

2. This Certificate/Decision is issued in respect of drawings numbered (Site location plan), (Site Plan - Proposed), (Second floor proposed), (West Elevation - Proposed), received by the Local Planning Authority on 13/10/2025.

FIRST SCHEDULE

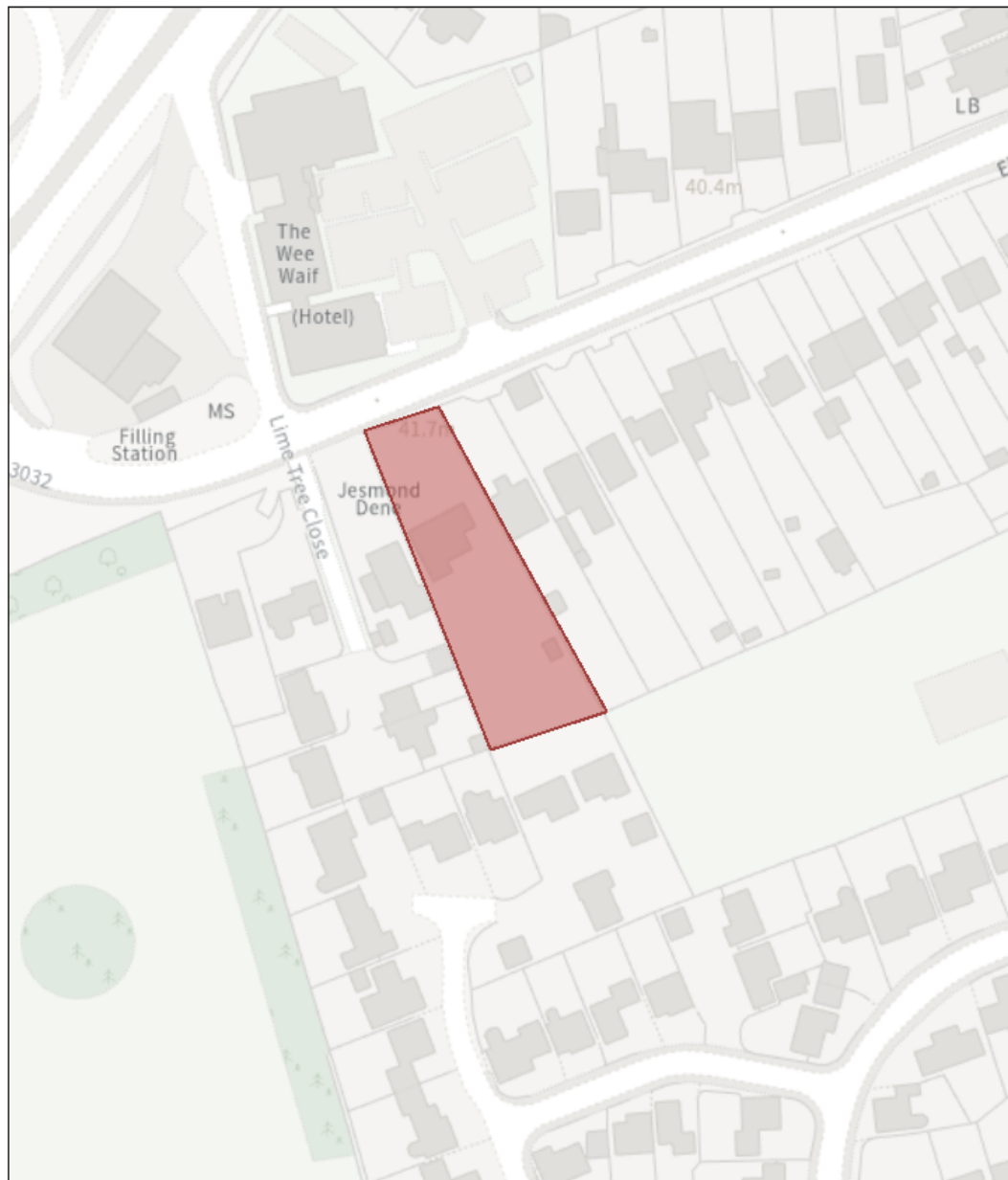
Proposal: Application for a certificate of lawfulness for the proposed loft conversion along with changes to fenestration including replacement of existing roof light.

SECOND SCHEDULE

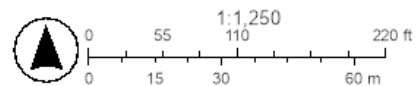
Address: 6 Old Bath Road, Charvil, Wokingham, RG10 9QR

PLAN

6 Old Bath Road, Charvil, RG10 9QR



04/12/2025, 09:22:48



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:



Date: 04/12/25