

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252604

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 November 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 development of rear dormer extension, hipped-end roof extension, single-storey side extension and 2no. outbuilding constitutes development requiring planning permission. Permission is 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) (Classes A, B & E) of the Order.

Informatives

1. This decision is issued with respect to the plans numbered (3993/100), (3993/202 B), (3993/203 A), (3993/204 A) & (3993/201 E), received by the local planning authority on 25/10/2025 & 05/11/2025.

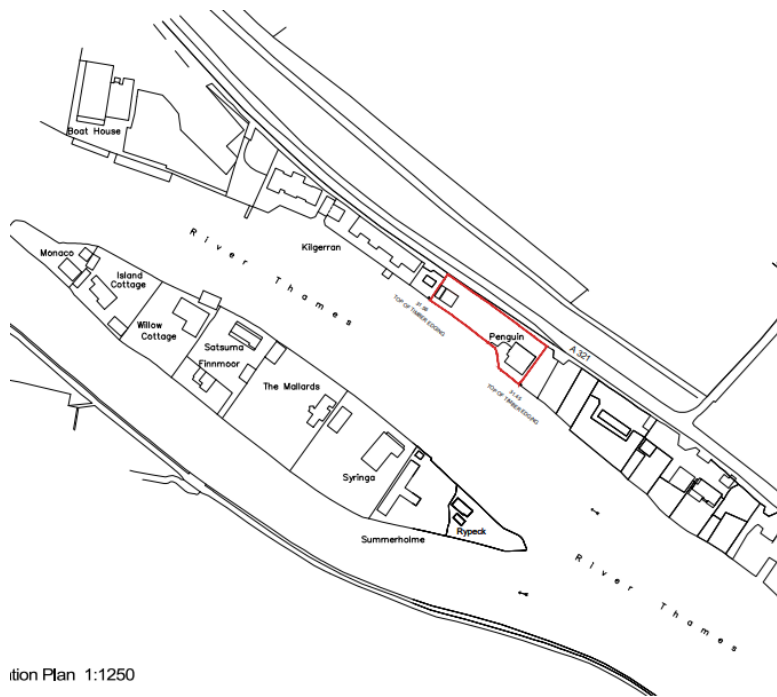
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed development of rear dormer extension, hipped-end roof extension, single-storey side extension and 2no. outbuildings.

SECOND SCHEDULE

Address: Penguin, Wargrave Road, Remenham, Wokingham, RG9 3JD

PLAN



Plan 1:1250

Scale - 1:1250

HMM

Recommendation agreed:

Date: 26 January 2026