

**PROPOSED LAWFUL CERTIFICATE**  
**DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 252958

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 5 December 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 changes to fenestration 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) of the Order.

**Informatives**

1. This certificate is issued in respect of the following plans: - 2532-P104 - Block Plan

- 2532-P101 - General Arrangement Floor Plans Inc. Door and Window Schedule.

Received 05/12/2025.

**FIRST SCHEDULE**

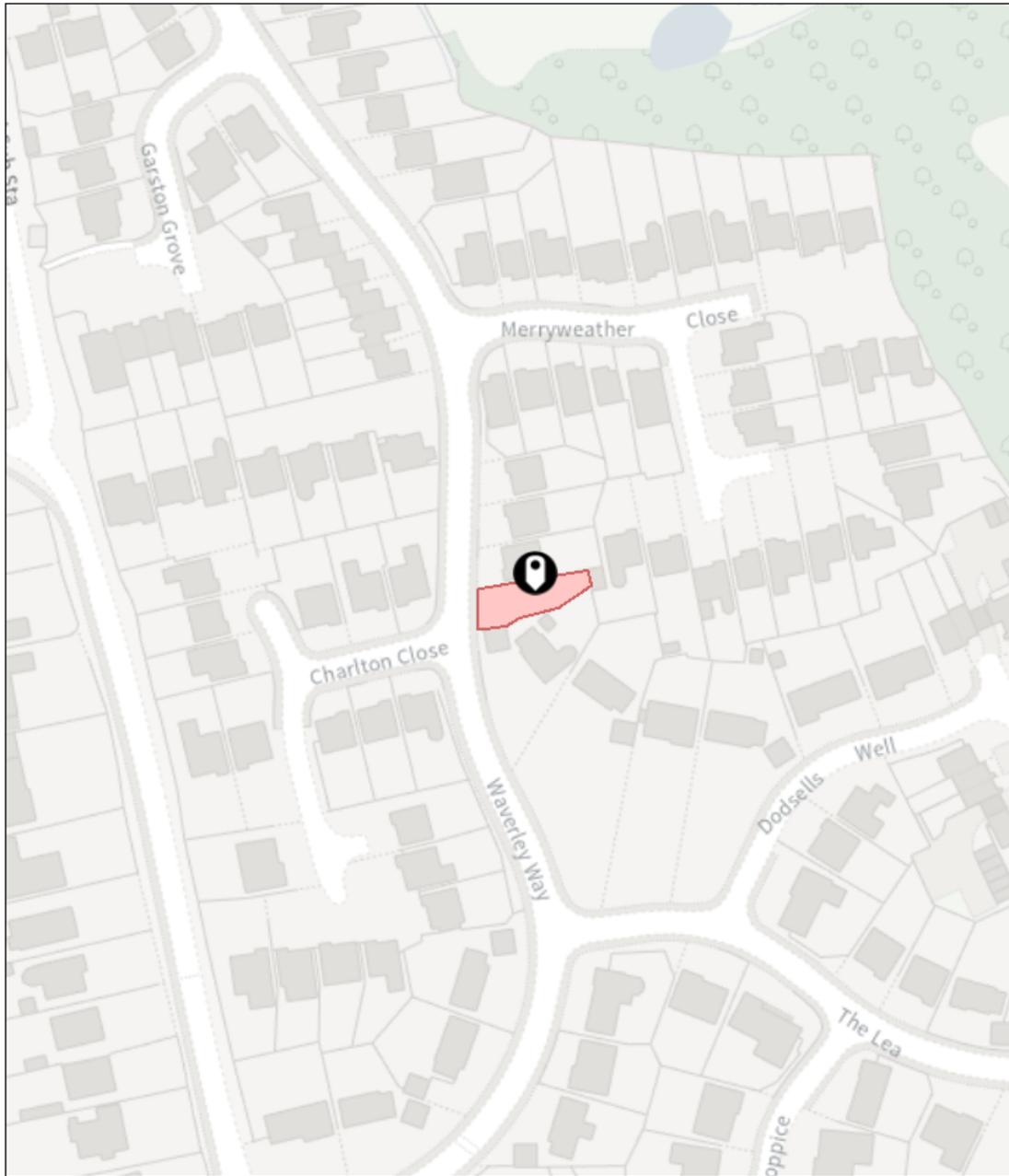
**Proposal:** Application for a certificate of lawfulness for the proposed changes to fenestration.

**SECOND SCHEDULE**

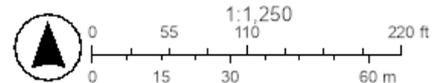
**Address:** 20 Waverley Way, Finchampstead, Wokingham, RG40 4YD

# PLAN

## ArcGIS Web Map



23/01/2026, 15:26:10



Wokingham Internal  
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Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', written in a cursive style.

Date: 23/01/26