

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 250149

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 January 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 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 installation of rooflights and a rear dormer to facilitate conversion of the loft to habitable accommodation constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, whilst the proposal is in accordance with Schedule 2 (Part 1) (Class B) of the Order, the permitted development rights are not available because they have been withdrawn by condition 24 and 25 of planning permission F/2005/6163.

Informatives

1. This decision is issued in respect of plan no. 5VG – 003 and 2nd Floor Plans 5 Victoria Gdns 003 Rev 6 received by the Local Planning Authority on 22nd January 2025.

FIRST SCHEDULE

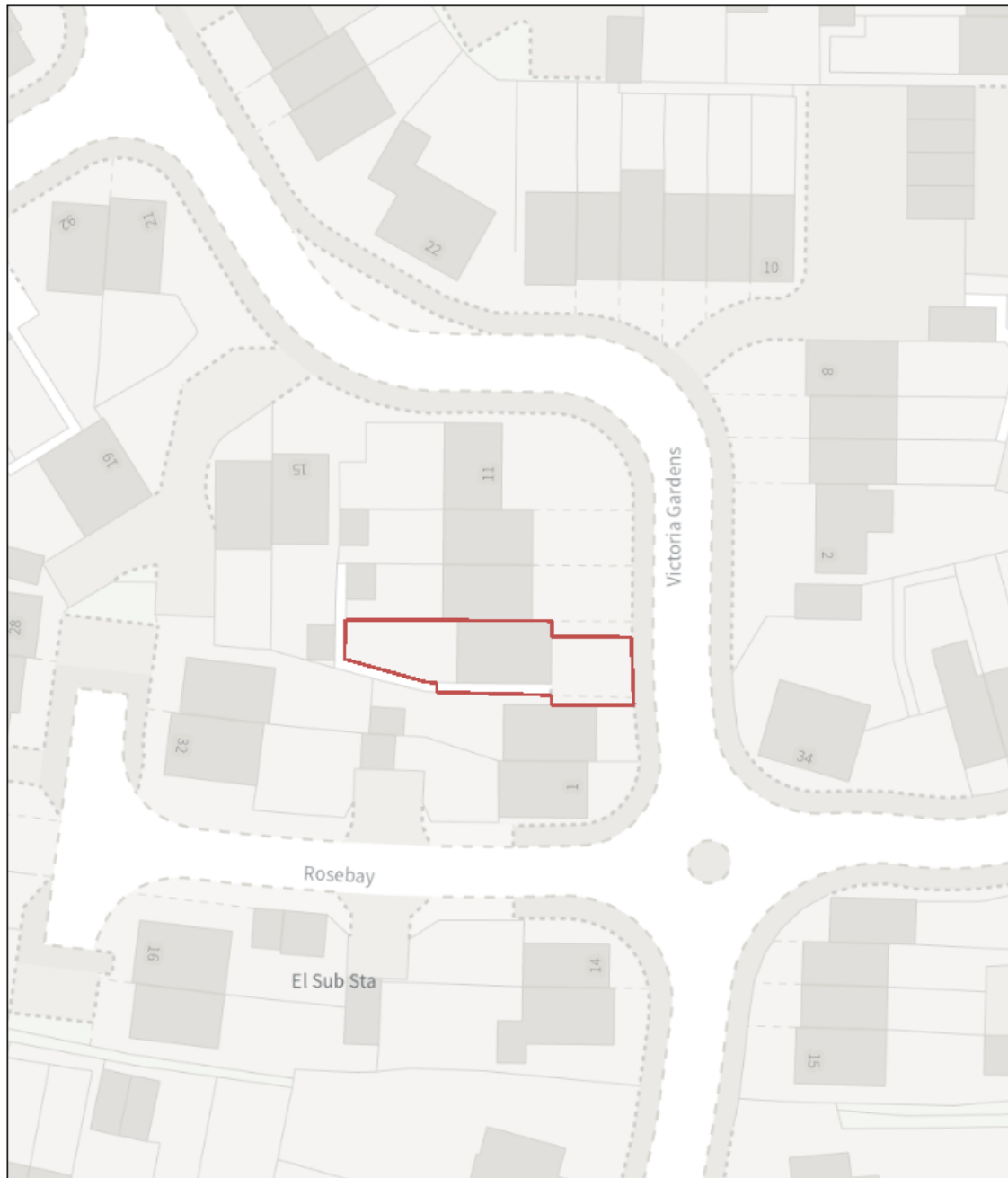
Proposal: Application for a certificate of lawfulness for the proposed installation of rooflights and a rear dormer to facilitate conversion of the loft to habitable accommodation.

SECOND SCHEDULE

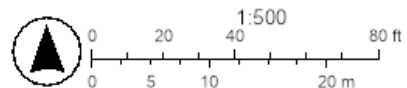
Address: 5 Victoria Gardens, Wokingham, RG40 5YJ

PLAN

5 Victoria Gardens



05/03/2025, 17:18:34



Wokingham Internal
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Recommendation agreed:

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

Date: 06/03/25