

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251225

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 May 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 two storey rear extension, insertion of flat roof dormers to the side elevations, and erection of an outbuilding 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 E) of the Order. This is because the maximum height of the outbuilding would exceed 4 metres, additionally, it has not been adequately justified that the proposed outbuilding would be incidental to the main dwellinghouse.

Informatives

1. This Certificate/Decision is issued in respect of plans numbered (01), (PD01 RevA), (PD03), (PD04), (PD06), (PD07), (PD02 RevA), (PD05 RevA), (PD08 RevA), received by the local planning authority on 22/05/2025 & 23/05/2025.

FIRST SCHEDULE

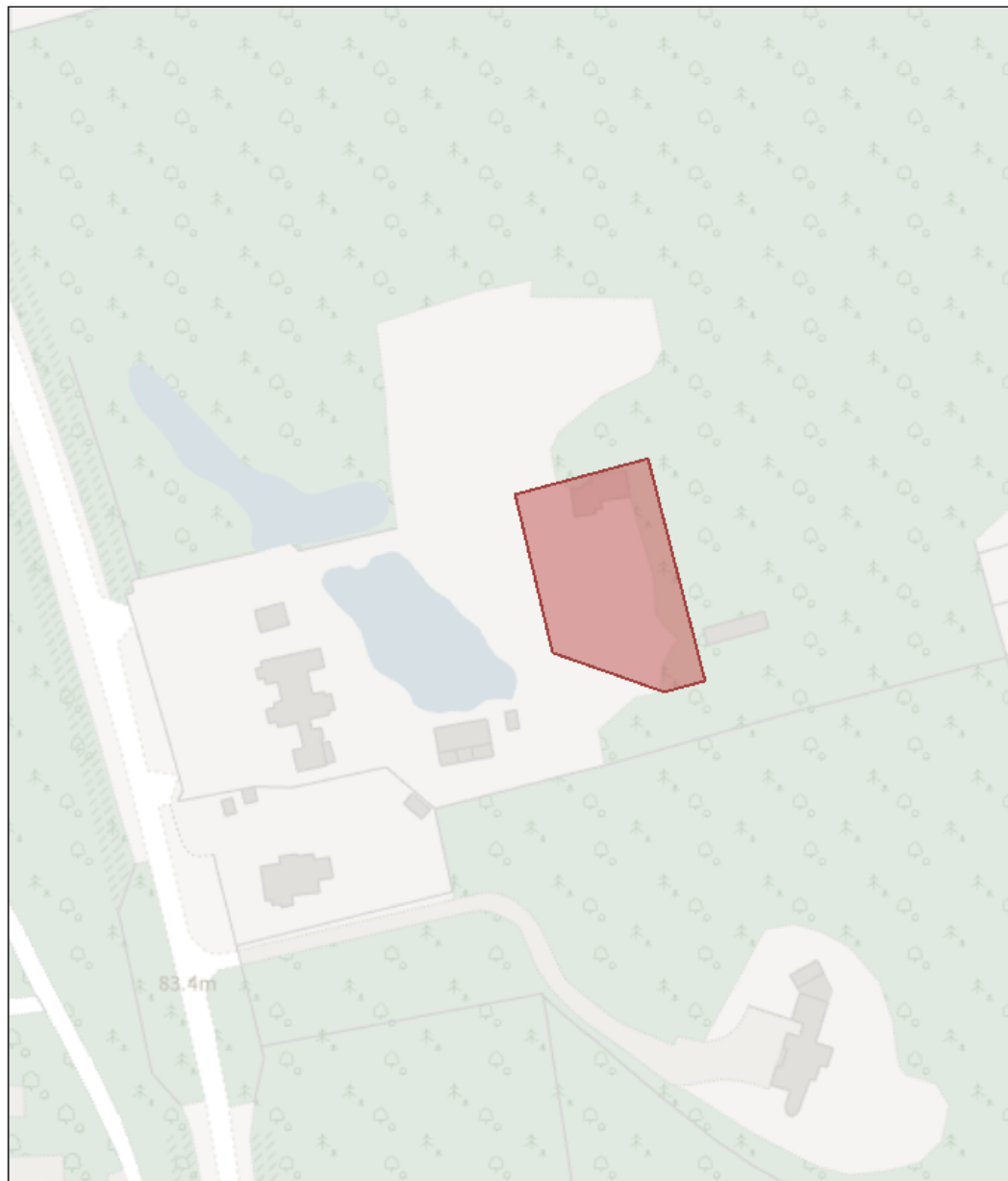
Proposal: Application for a certificate of lawfulness for the proposed erection of a two storey rear extension following demolition of existing extensions, removal of flue, installation of dormers and erection of a detached outbuilding.

SECOND SCHEDULE

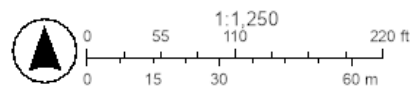
Address: The Lodge, 178 Bearwood Road, Wokingham, RG41 4SH

PLAN

The Lodge, 178 Bearwood Road, Wokingham, RG41 4SH



09/07/2025, 15:17:46



Wokingham Internal
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Recommendation agreed:



Date: 15/07/25