

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 261296

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 June 2026 (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 conversion of a pergola to a sunroom by the addition of a glazed roof and bi-fold doors constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because Condition 7 of Planning Permission O/2014/2242 states that no alterations are permitted by Class A of the Order.

Informatives

1. This Certificate/Decision is issued in respect of plan named Block Plan and no. 1260/2 received by the Local Planning Authority on 29th May 2026 and no. 1260/3 and 1260/4 received by the Local Planning Authority on 3rd June 2026.

FIRST SCHEDULE

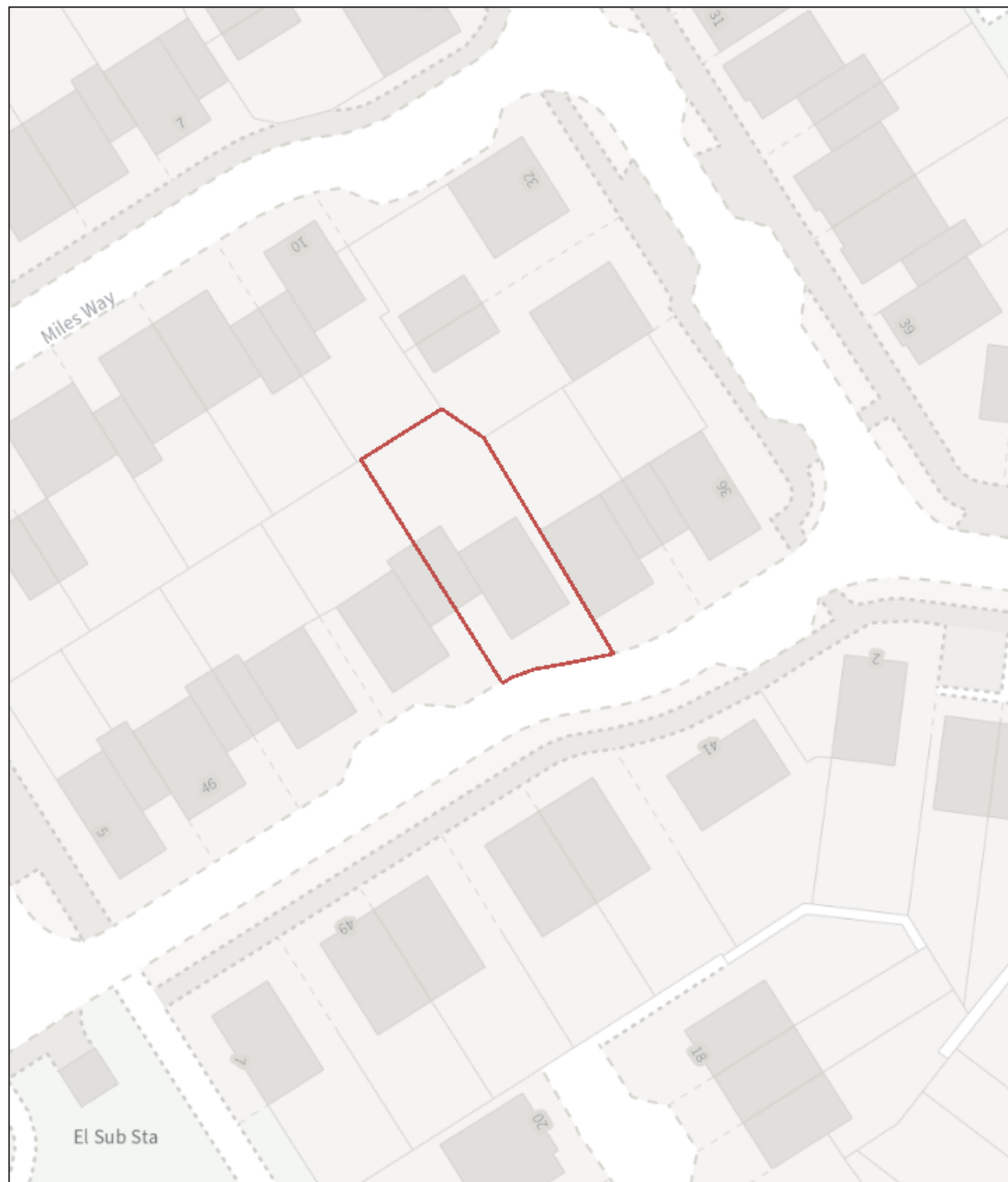
Proposal: Application for a certificate of lawfulness for the proposed conversion of a pergola to a sunroom by the addition of a glazed roof and bi-fold doors.

SECOND SCHEDULE

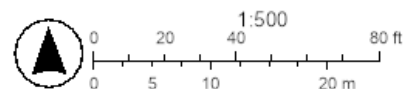
Address: 40 Eamer Crescent, Wokingham, RG41 1AJ

PLAN

40 Eamer Crescent



28/07/2026, 11:02:35



Wokingham Internal
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Recommendation agreed: *MC*

Date: 28.07.2026