

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 253083

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 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 insertion of 1 no. rooflight in the north-facing roof slope of the existing 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 being in accordance with Schedule 2 (Part 1) (Class B) of the Order.

Informatives

1. This Decision is issued in respect of plan no's 03_P_PR_ROOF Rev A and 05_P_PR_REAR Rev A received by the Local Planning Authority on 17th December 2025 and plan no's 07_P_PR_PLAN Rev A, 09_P_PR_SIDE Rev A and 11_P_PR_SIDE Rev A received by the Local Planning Authority on 18th December 2025.

2. Where applicable, the approval above is subject to the following:

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

FIRST SCHEDULE

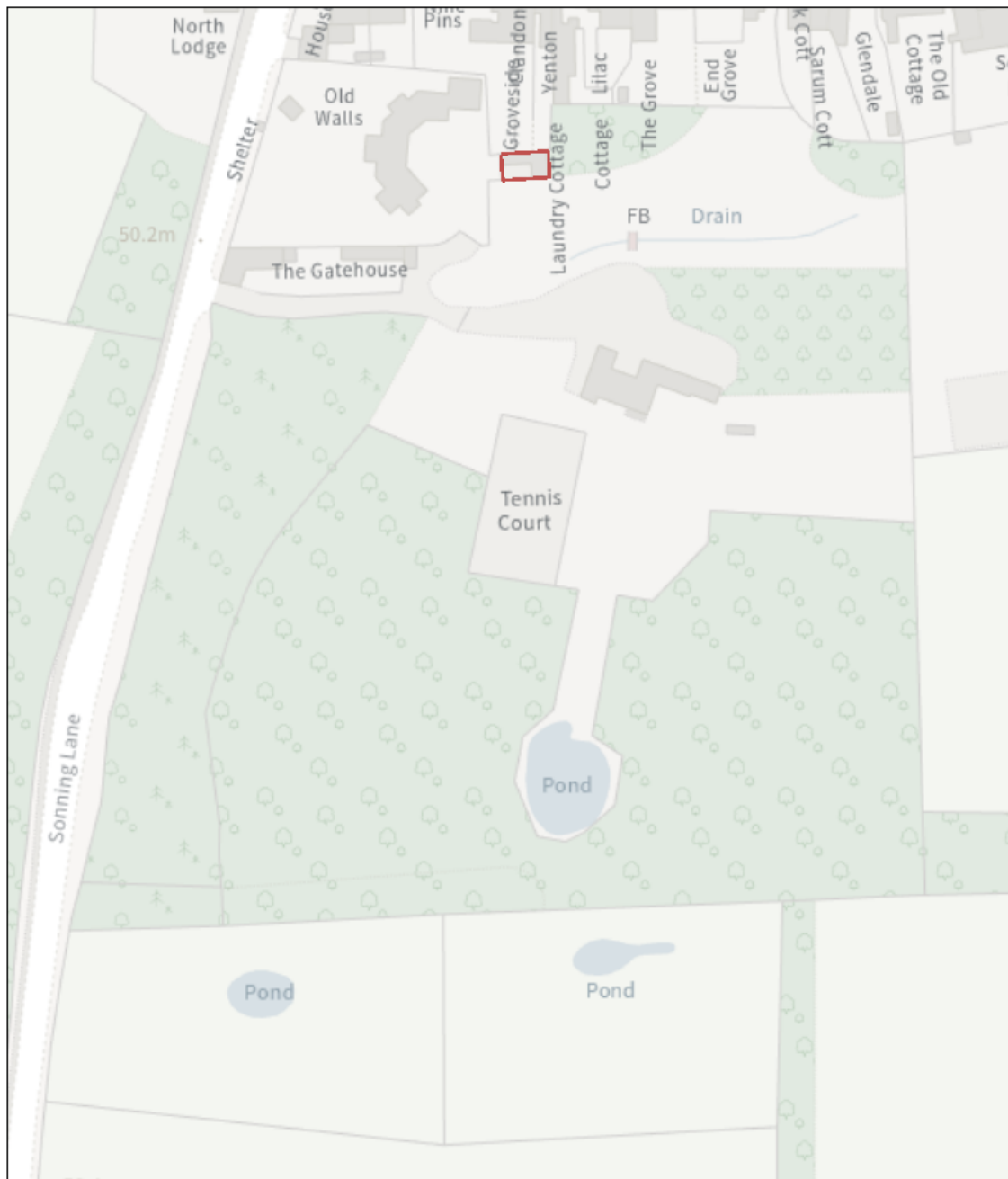
Proposal: Application for a certificate of lawfulness for the proposed insertion of 1 no. rooflight in the north-facing roof slope of the existing outbuilding.

SECOND SCHEDULE

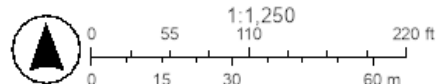
Address: Thatched Cottage, Sonning Lane, Sonning, Wokingham, RG4 6ST

PLAN

Thatched Cottage, Sonning Lane, Sonning, Wokingham, RG4 6ST



10/02/2026, 15:29:32



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:



Date: 10/02/26