

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 261207

Draft Recommendation: Wokingham Borough Council hereby certify that on 17 May 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 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 erection of a single-storey front extension to form porch, demolition of existing side extension and erection of a single-storey rear/side extension, conversion of the garage to habitable accommodation, and erection of 1.No detached 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 A, D and E) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered (20059/101 REV A Existing Site Plan), (20059/100 REV A Existing Floor Plans), (20059/190 REV A Existing Location and Block Plan), (20059/250 Proposed Location and Block Plan), (20059/251 Proposed Site Plan), (20059/252 Proposed Floor Plan), (20059/253 Proposed Elevations) received by the Local Planning Authority on 17/05/26.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey front extension creating porch, single storey rear side extension following conversion of garage to create habitable accommodation plus erection of 1no. Detached outbuilding.

SECOND SCHEDULE

Address: 95 Butts Hill Road, Woodley, Wokingham, RG5 4NT

PLAN



Location Plan

1 : 1250

Recommendation agreed: *MC*

Date: 08.07.2026