

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 251711

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 23 July 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 rooflights, single-storey porch extension and changes to fenestration 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 C and D) of the Order as the changes would be contrary to conditions imposed by granted planning permissions 16449 and 18483.

## **Informatives**

1. This Certificate is issued in respect of plans numbered 11025- 01A, 11025-02, 11025-03, 11025-04, 11025-05 and 11025-06A on 17/07/2025 and 23/07/2025.

## **FIRST SCHEDULE**

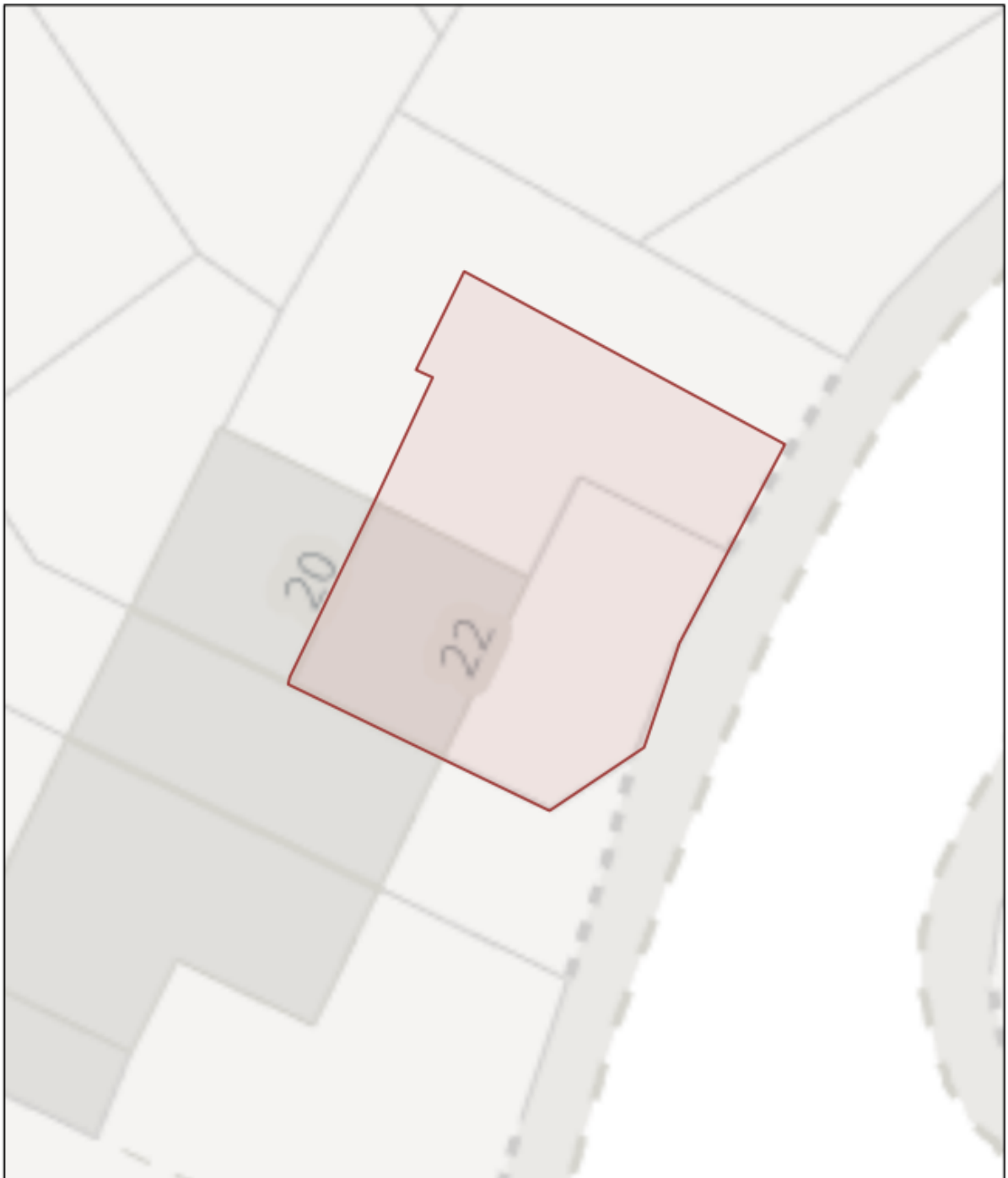
**Proposal:** Application for a certificate of lawfulness for the proposed insertion of rooflights to facilitate conversion of the loft to habitable accommodation, plus erection of a single storey extension to form a porch and changes to fenestration.

## **SECOND SCHEDULE**

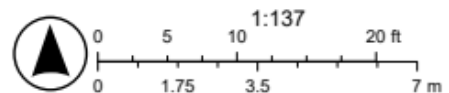
**Address:** 22 Selsey Way, Earley, Wokingham, RG6 4DL

PLAN

251711 22 Selsey Way, Earley



12/09/2025, 15:51:40



8f

Recommendation agreed:

Date: 12.9.25