

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



**Application Number:** 251858

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 11 August 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 hip to gable extension and rooflights 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 and C) of the Order.

## **Informatives**

1. This certificate is issued in respect of plans labelled 'site plan' (UK Planning Maps), 'ground floor plan existing', 'location plan' (UK Planning Maps), 'first floor plan existing', 'roof plan existing', 'front elevation existing', 'right elevation existing', 'rear elevation existing', 'left elevation existing', 'ground floor plan proposed', 'first floor plan proposed', 'roof plan proposed', 'loft plan proposed', 'front elevation proposed', 'right elevation proposed', 'rear elevation proposed' and 'left elevation proposed'.

2. 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.

## **FIRST SCHEDULE**

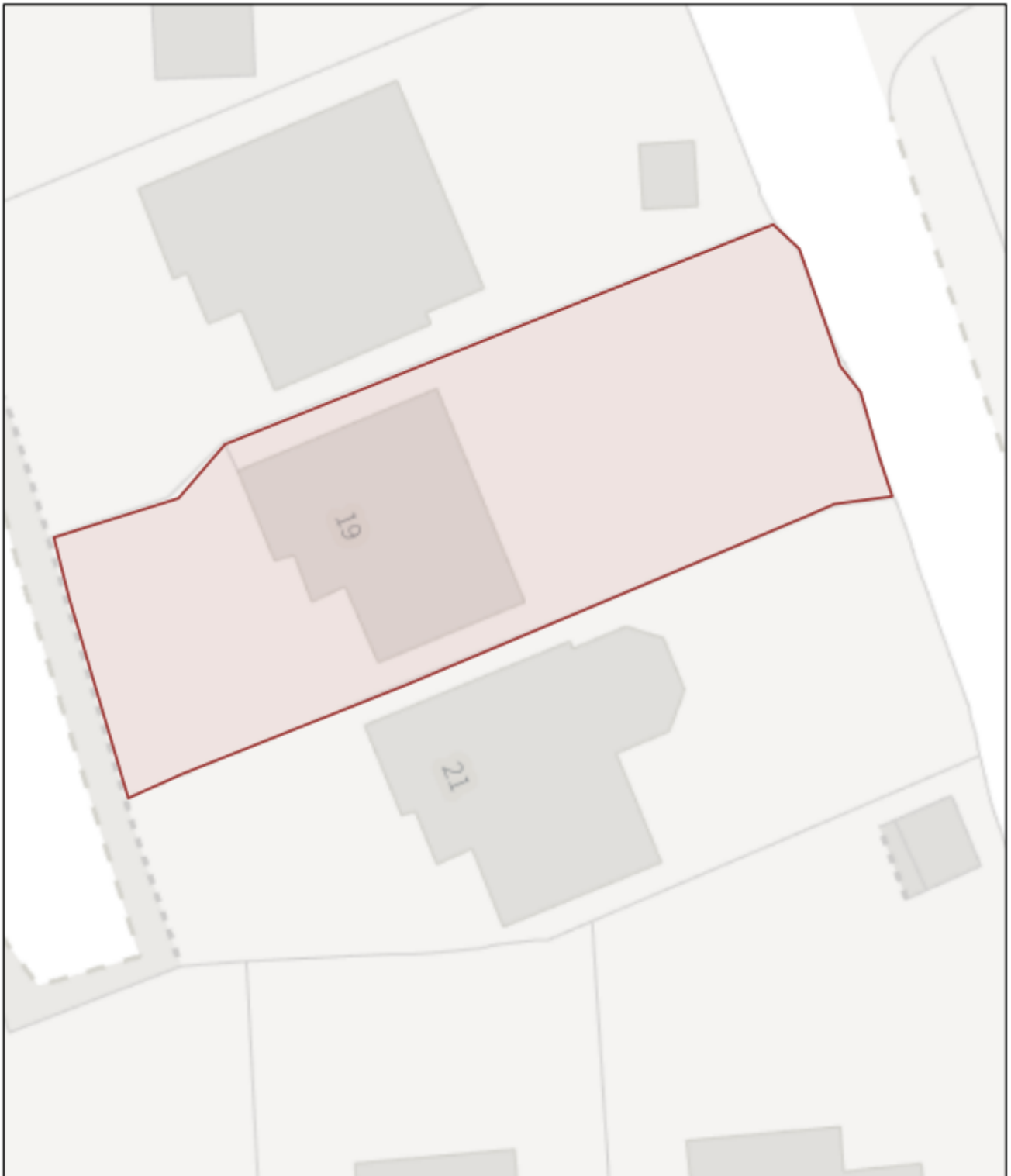
**Proposal:** Application for a certificate of lawfulness for the proposed erection of hip to gable extensions and installation of rooflights to facilitate conversion of the loft to habitable accommodation.

## **SECOND SCHEDULE**

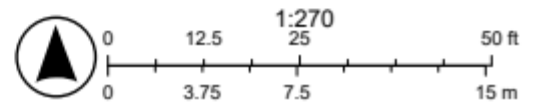
**Address:** 19 Autumn Walk, Wargrave, Wokingham, RG10 8BS

## PLAN

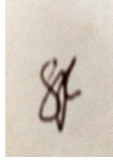
251858 19 Autumn Walk, Wargrave



10/09/2025, 15:19:31



Recommendation agreed:

A small, square, light-colored image containing a handwritten signature in dark ink. The signature is stylized and appears to be the letters 'SF'.

Date: 10.9.25