



PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**

Application Number: 251428

Draft Recommendation: Wokingham Borough Council hereby certify that on 17 June 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 replacement of the existing conservatory roof with a tiled gable roof and 2 no. rooflights, plus changes to fenestration 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) (Classes A & B & C) of the Order.

Informatives

1. This decision is issued in respect of the plans numbered:

2025-1484-PD - Location Plan

2025-1484-PD rev A - Proposed Floor Plans and Elevations

2025-1484-PD rev A - Site Plans

received by the Local Planning Authority on the 16 and 17 June 2025.

2. The applicant is reminded that they are required to comply with the conditions for Classes A, B and C as outlined in Schedule 2 (Part 1) of the General Permitted Development Order.

FIRST SCHEDULE

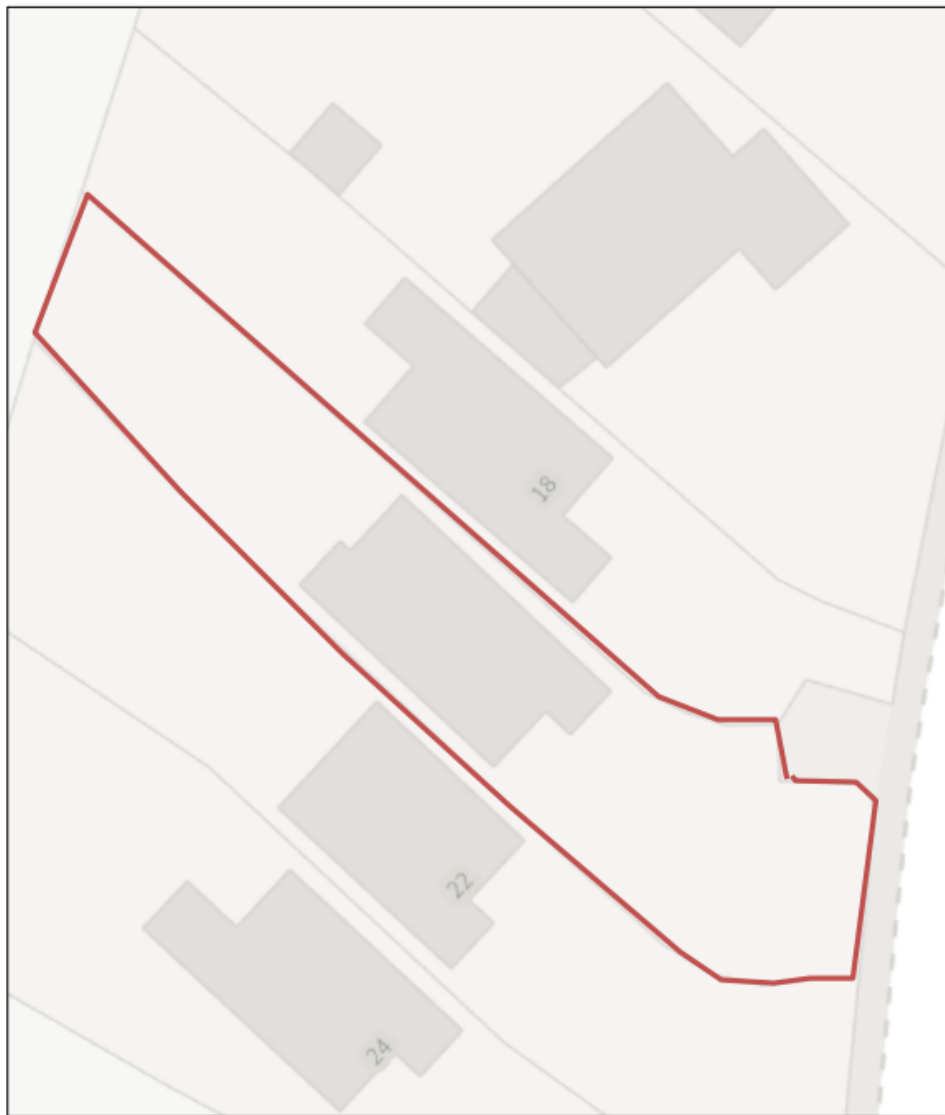
Proposal: Application for a certificate of lawfulness for the proposed replacement of the existing conservatory roof with a tiled gable roof and 2 no. rooflights, plus changes to fenestration.

SECOND SCHEDULE

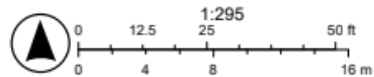
Address: 20 Sadlers Lane, Winnersh, Wokingham, RG41 5AJ

PLAN

20 Sadlers Lane, Winnersh



18/07/2025, 16:11:30



Recommendation agreed:

A handwritten signature in purple ink, likely of the person who agreed to the recommendation.

Date: 22/07/25