

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250693

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 March 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 single storey rear extension including pitched roof, the removal of one chimney stack and the installation of solar panels 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 & G) and (Part 14) (Class A) of the Order.

Informatives

1. This Certificate/Decision is issued in respect of plan no 2025/2502 received by the Local Planning Authority on 20th March 2025.

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.

3. Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed single storey rear extension including pitched roof, the removal of one chimney stack and the installation of solar panels.

SECOND SCHEDULE

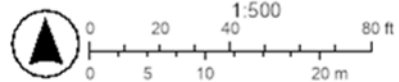
Address: 84 Roslyn Road, Woodley, Wokingham, RG5 3HS

PLAN

84 Roslyn Road



21/05/2025, 14:39:53



Wokingham Internal
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Age

Recommendation agreed:

Date: 21/05/25