

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 250709

Draft Recommendation: Wokingham Borough Council hereby certify that on 22 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 erection of one rear dormer and 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 (as amended), the proposal being in accordance with Schedule 2 (Part 1) (Class A and C) of the Order.

Informatives

1. This certificate is issued in respect of plans titled Existing Ground Floor Plan, Existing First Floor Plan, Existing Roof Plan, Existing Front Elevation, Existing Right Elevation, Existing Rear Elevation, Existing Left Elevation, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Loft Plan, Proposed Roof Plan, Proposed Front Elevation, Proposed Right Elevation, Proposed Rear Elevation and Proposed Left Elevation.

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.

3. The applicant may need to apply for Building Regulations approval. Please contact the WBC Building Control Team to discuss.

<https://www.bcsolutions.org.uk/>

FIRST SCHEDULE

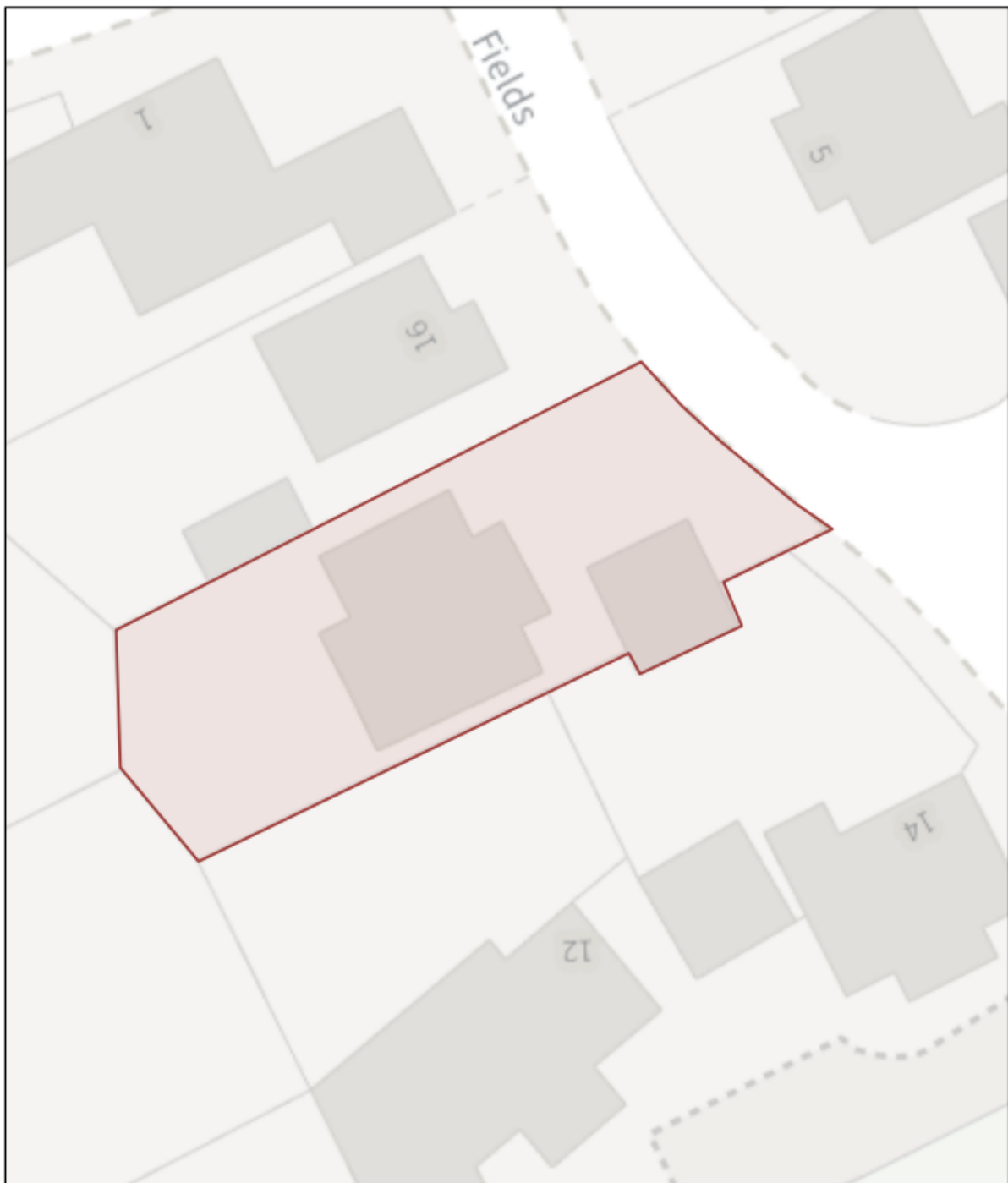
Proposal: Application for a certificate of lawfulness for the proposed erection of a rear dormer to facilitate loft conversion along with installation of roof lights to the main roof.

SECOND SCHEDULE

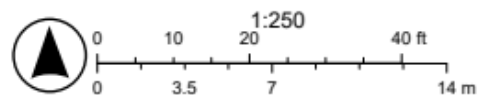
Address: 15 Simmons Fields, Charvil, Wokingham, RG10 9UW

PLAN

250709 15 Simmons Fields, Charvil



12/05/2025, 14:22:54



Recommendation agreed:

Date: 13.5.25