

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 242975

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 November 2024 (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 two single-storey rear extensions following demolition of the conservatory, plus garage conversion to create habitable living accommodation, insertion of one rooflight in the front elevation of the main roof and other 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)(Class A and C) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered/named 01 A and Block Plan (Blackwell's Mapping Services).
2. No part of the rooflight in the front elevation of the main roof must protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
3. 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.
4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of 2 no. single storey rear extensions following demolition of existing conservatory, plus conversion of the garage to habitable accommodation and changes to fenestration.

SECOND SCHEDULE

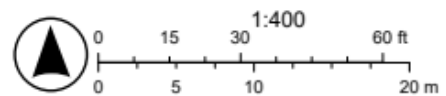
Address: 49 Ashdale Park, Crowthorne, Wokingham, RG40 3QS

PLAN

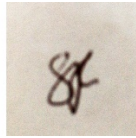
242975 49 Ashdale Park, Crowthorne



15/01/2025, 12:04:33



Recommendation agreed:

A small, square, light-colored image containing a handwritten signature in dark ink. The signature appears to be a stylized 'S' or 'J'.

Date: 20.1.25