

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251903

Draft Recommendation: Wokingham Borough Council hereby certify that on 7 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 not 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 a new single storey rear extension constitutes development requiring planning permission. Permission is not granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, because condition 5 of consent 100900 restricts Permitted Development rights on the property.

Informatives

1. This decision is issued in respect of plan no's (25031.PD-04), (25031.PD-05), (25031.PD-06), (25031.PD-07) & (25031.PD-08),

received by the Local Planning Authority on 07/08/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed demolition of existing conservatory and erection of a new single storey rear extension.

SECOND SCHEDULE

Address: 1 The Warren, Three Mile Cross, Wokingham, RG7 1NZ

PLAN



Scale - 1:1250

Recommendation agreed: *JMM*

Date: 22 September 2025