

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251525

Draft Recommendation: Wokingham Borough Council hereby certify that on 27 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 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 loft conversion to create habitable accommodation along with installation of additional roof lights constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class C) of the Order. This is because Condition 9 of consent O/2010/1712 (18/12/2012) states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order (or any Order revoking and re-enacting that Order with or without modification) shall be carried out. To safeguard the character of the area and residential amenity of neighbouring properties.

Informatives

1. This Decision is issued in respect of plan no's LDC.04, LDC.05, LDC.06, LDC.07 and LDC.08 received by the Local Planning Authority on 27th June 2025.

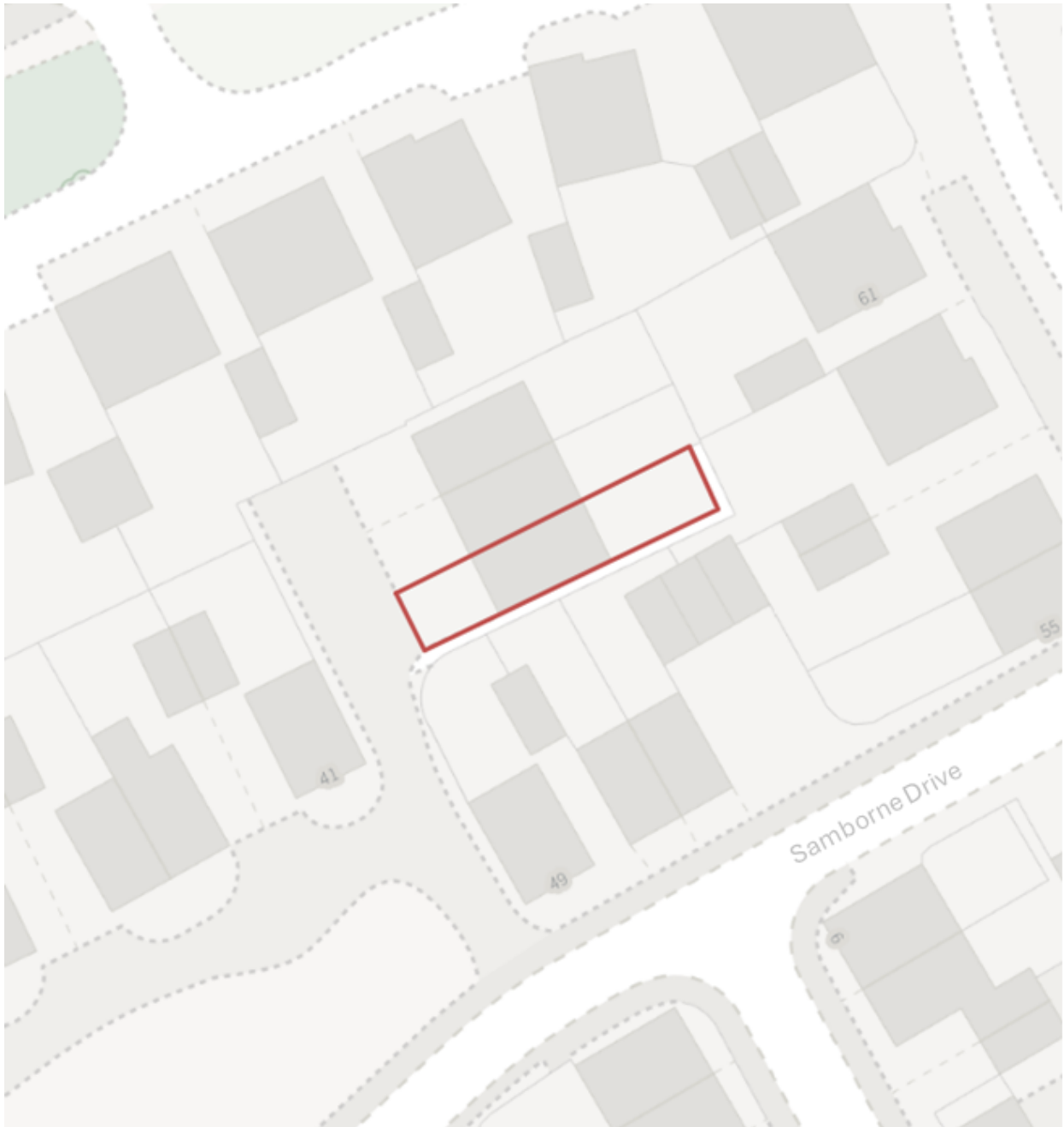
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed loft conversion to create habitable accommodation along with installation of additional roof lights.

SECOND SCHEDULE

Address: 47 Samborne Drive, Wokingham, RG40 1GF

PLAN



BJC

Recommendation agreed:

Date: 11.08.25