

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251100

Draft Recommendation: Wokingham Borough Council hereby certify that on 8 May 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 single storey rear extension. 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 accordance with Schedule 2 (Part 1)(Class A) A1.i of the Order.

Where any part of a proposed extension to a house is within 2 metres of the boundary of its curtilage, then the maximum height of the eaves that is allowed for the proposal is 3 metres. With the eaves of the flat roof being approx. 3.04m. Thus, not be permitted development – planning permission would be required.

Informatives

1. This Certificate/Decision is issued in respect of plan no's 05725-01, 05725-02, 05725-03, 05725-04 & 08525-05 received by the Local Planning Authority on 08/05/25.

FIRST SCHEDULE

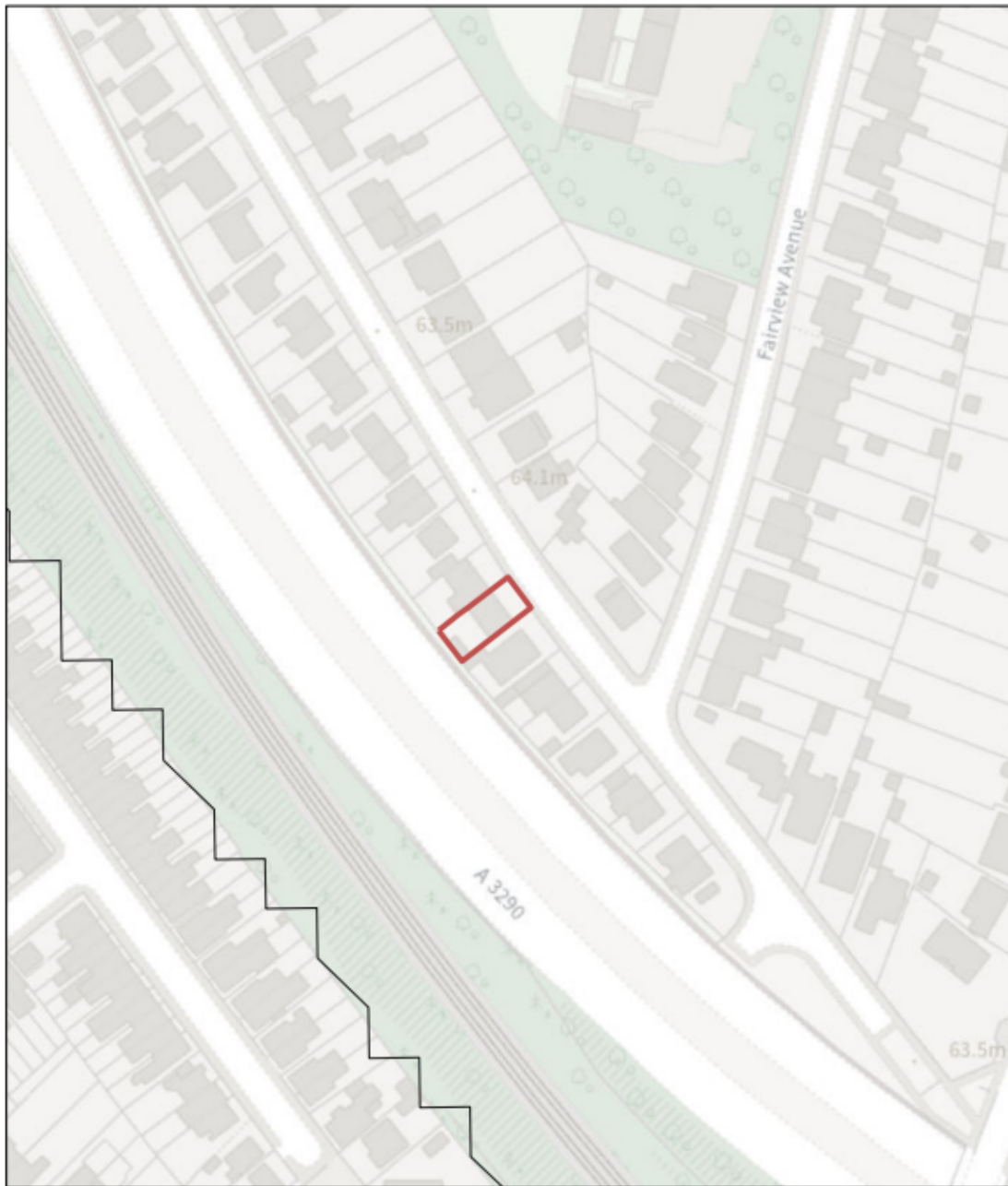
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

SECOND SCHEDULE

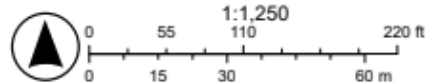
Address: 94 Anderson Avenue, Earley, Wokingham, RG6 1HB

PLAN

94 Anderson Avenue, Earley, Wokingham, RG6 1HB



30/06/2025, 12:26:44



Wokingham Internal
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Recommendation agreed: *MC*

Date: 02.07.2025