

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260276

Draft Recommendation: Wokingham Borough Council hereby certify that on 2 March 2026 (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 an outbuilding located in the rear garden 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 E) of the Order. This is because the application site is located within Article 2 (3) land, being located in the Conservation Area of Twyford.

Informatives

1. This Certificate/Decision is issued in respect of plans numbered (D3196-01 RevA), received by the Local Planning Authority on 04/02/2026.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a detached outbuilding ancillary to the dwelling house.

SECOND SCHEDULE

Address: 67 London Road, Twyford, Wokingham, RG10 9EJ

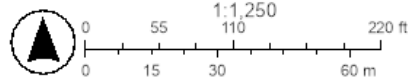
PLAN

67 London Road, Twyford, RG10 9EJ



21/04/2026, 08:51:23

District



Wokingham Internal
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BJC

Recommendation agreed:

Date: 22.04.2026