

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 253026

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 December 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 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 the proposed erection of 1no. detached outbuilding, 1no. detached gazebo incidental to the main dwelling. Changes to fenestration to the rear elevation plus associated landscaping constitutes development requiring planning permission. Permission is granted 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 & E) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This Certificate/Decision is issued in respect of plan labelled ASD/LS/101 REV B, 0243-GA-0002 REV P01, 0243-GA-0004 REV P01, 0243- GA-0004 REV P01, 0243-GA-0005 REV P01, 0243-GA-0006 REV P02 & 0243- GA-0007 REV P02 received by the Local Planning Authority on 11/12/25 & 05/02/26.

3. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must

be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

FIRST SCHEDULE

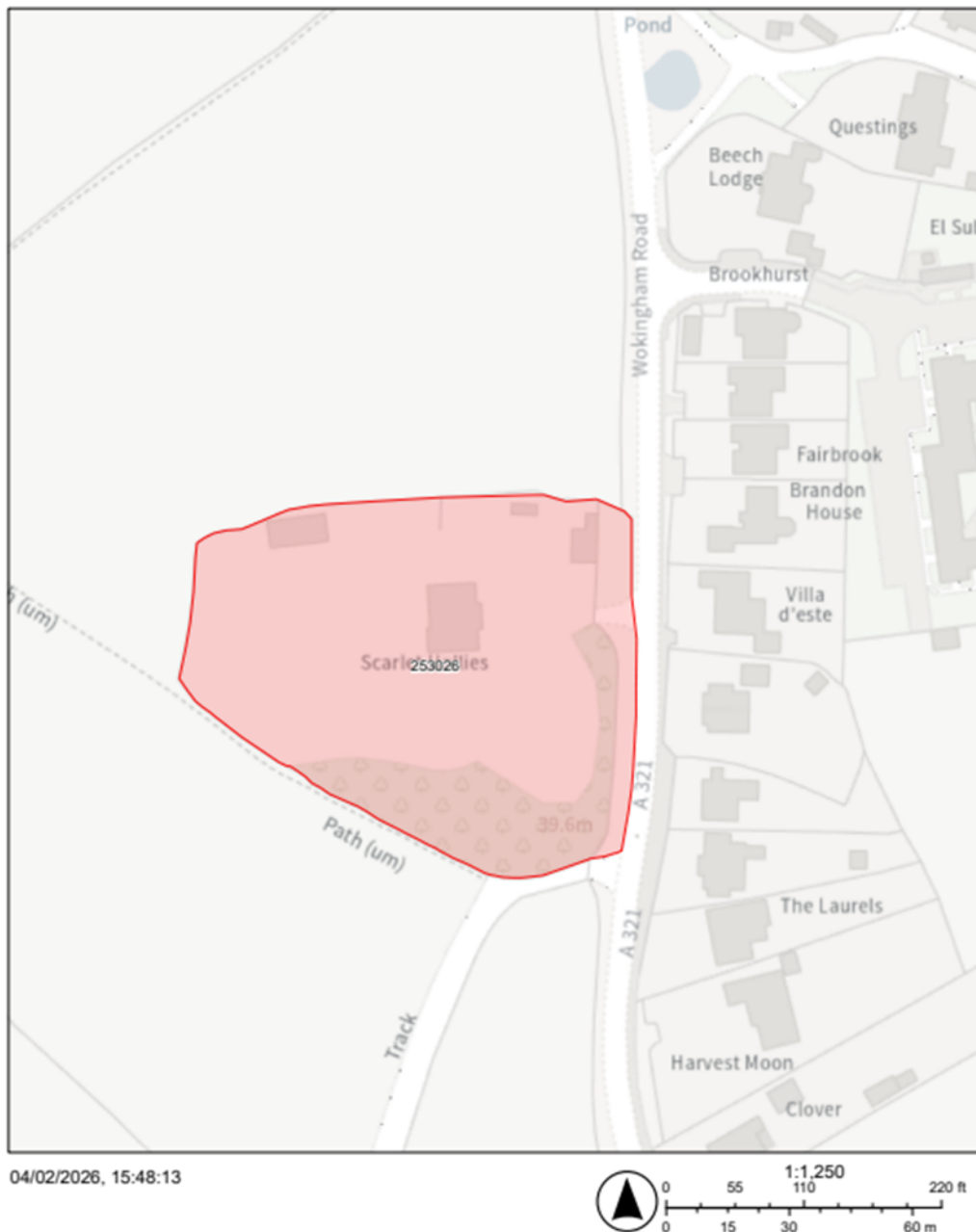
Proposal: Application for a certificate of lawfulness for the proposed erection of 1no. detached outbuilding, 1no. detached gazebo incidental to the main dwelling. Changes to fenestration to the rear elevation plus associated landscaping.

SECOND SCHEDULE

Address: Scarlet Hollies, Wokingham Road, Hurst, Wokingham, RG10 0RX

PLAN

"Scarlet Hollies", Wokingham Road, Hurst, Wokingham



Recommendation agreed:

HMM

Date: 5 February 2026