

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**Application Number:** 253047

**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 insertion of rear dormer and roof light to facilitate conversion of loft to create habitable accommodation 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 B) of the Order.

## **Informatives**

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

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

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.

2. This Certificate/Decision is issued in respect of plan no's/labelled Location Plan, B339235-02 - 1000 REV A, B339235-02 - 3000 REV A, B339235-02 - 1100 REV A, B339235-02 - 1200 REV A, B339235-02-3100 REV A & B339235-02-3200 REV A received by the Local Planning Authority on 15/12/25.

## **FIRST SCHEDULE**

**Proposal:** Application for a certificate of lawfulness for the proposed insertion of rear dormer and roof light to facilitate conversion of loft to create habitable accommodation.

## **SECOND SCHEDULE**

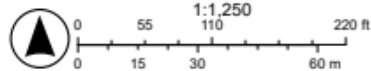
**Address:** 21 Harrow Way, Sindlesham, Wokingham, RG41 5GJ

**PLAN**

21 Harrow Way, Sindlesham, Wokingham



05/02/2026, 11:14:21



Wokingham Internal  
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Recommendation agreed:

*HMM*

Date: 5 February 2026