

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250492

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 March 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 loft conversion to create habitable accommodation including 1 no. rear dormer, erection of a single storey rear extension plus insertion of roof lanterns following demolition of existing conservatory constitutes development requiring planning permission. Permission is available 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 and Class B) of the Order.

Informatics

1. This Certificate is issued in respect of plan no's PL00 Rev A & PL02 Rev A received by the Local Planning Authority on 1st March 2025.
2. 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.

3. 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.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed loft conversion to create habitable accommodation including 1no. rear dormer, erection of a single storey rear extension plus insertion of roof lanterns following demolition of existing conservatory.

SECOND SCHEDULE

Address: 2 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD

PLAN

2 Grange Cottages





Recommendation agreed:

Date: 23/04/25