

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251875

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 August 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, a single storey front extension, plus, the insertion of 1 no. pitched roof dormer to the rear elevation, a rooflight to the side elevation, and changes to fenestration constitute 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 D) of the Order, and as Condition 5 of application 092152 restricts permitted development rights relating to windows and other openings:

(Condition 5 of consent 092152 states: Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the north and south facing elevations (Facing No.9 and No.5 Buckhurst Grove) in the extension hereby permitted except for any which may be shown on the approved drawing(s).).

Informatives

1. This Certificate/Decision is issued in respect of plan no's

(A4/450/OS1), (A4/450/11), (A4/450/05), (A1/450/04), (A1/450/06), received by the Local Planning Authority on 04/08/2025.

FIRST SCHEDULE

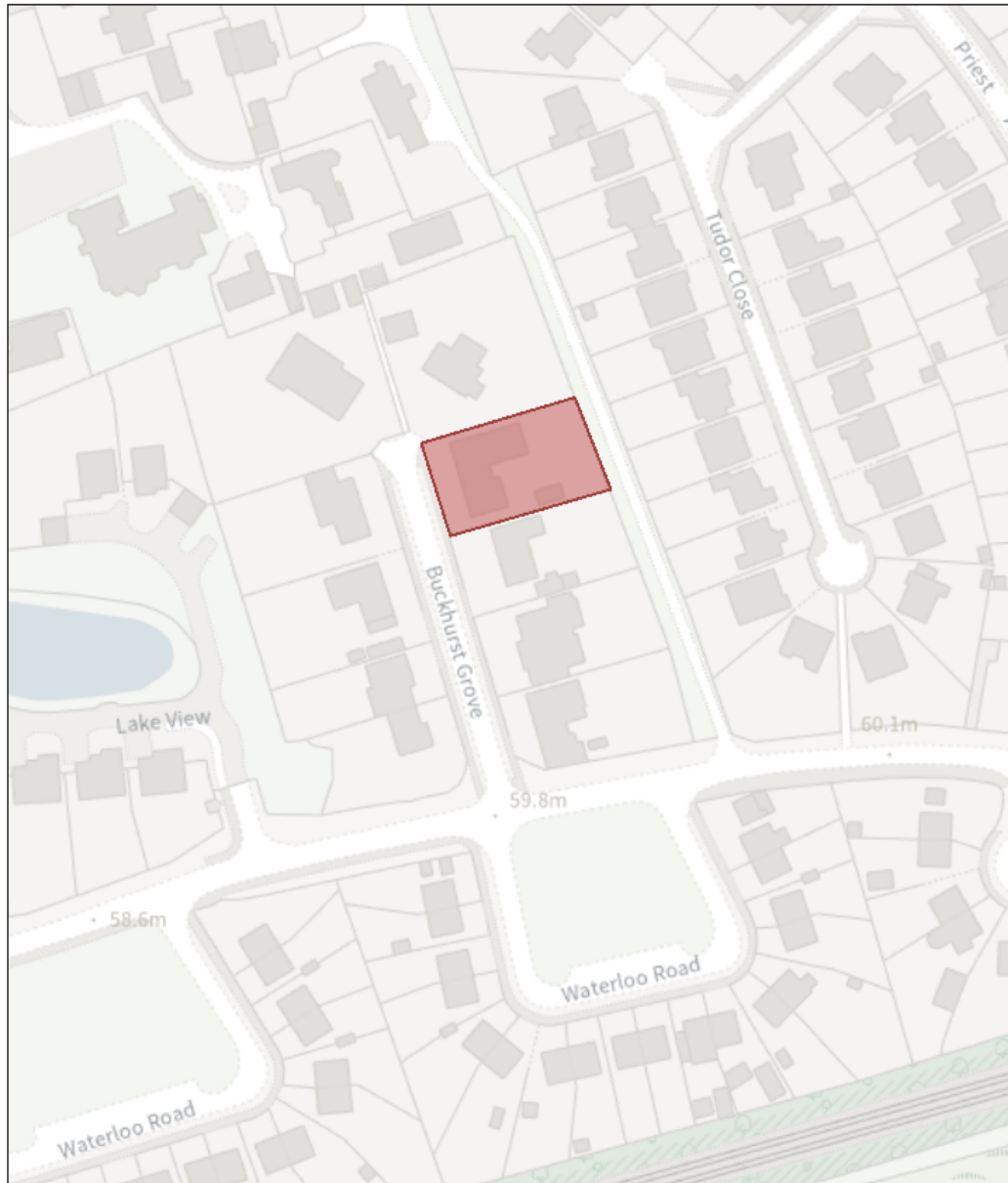
Proposal: Application for a certificate of lawfulness for the proposed single storey rear extension, proposed rear dormer, front porch extension and changes to fenestration.

SECOND SCHEDULE

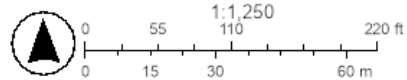
Address: 7 Buckhurst Grove, Wokingham, RG40 2JR

PLAN

7 Buckhurst Grove, Wokingham, RG40 2JR



29/09/2025, 12:06:55



Wokingham Internal
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Recommendation agreed:

Date: 29/09/25