

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242907

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 November 2024 (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 side extension, loft conversion to create habitable accommodation along with insertion of roof lights 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 A & B) of the Order as the proposal would conflict with planning condition 19 of consent 041564 which 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 buildings, extensions or alterations permitted by Classes A, B, C and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.

Informatives

1. This Certificate/Decision is issued in respect of plan no's 2822-1 REV B, 2822-2 REV B, 2822-3 REV B, 2822-4 REV B, 2822-5 REV B, 2822-6 REV B, 2822-7 REV B, 2822-8 REV B, 2822-9 REV B, 2822-10 REV B, 2822 -11 REV B, 2822-12 REV B, 2822-13 REV B & 2822-14 REV B received by the Local Planning Authority on 18/11/24.

FIRST SCHEDULE

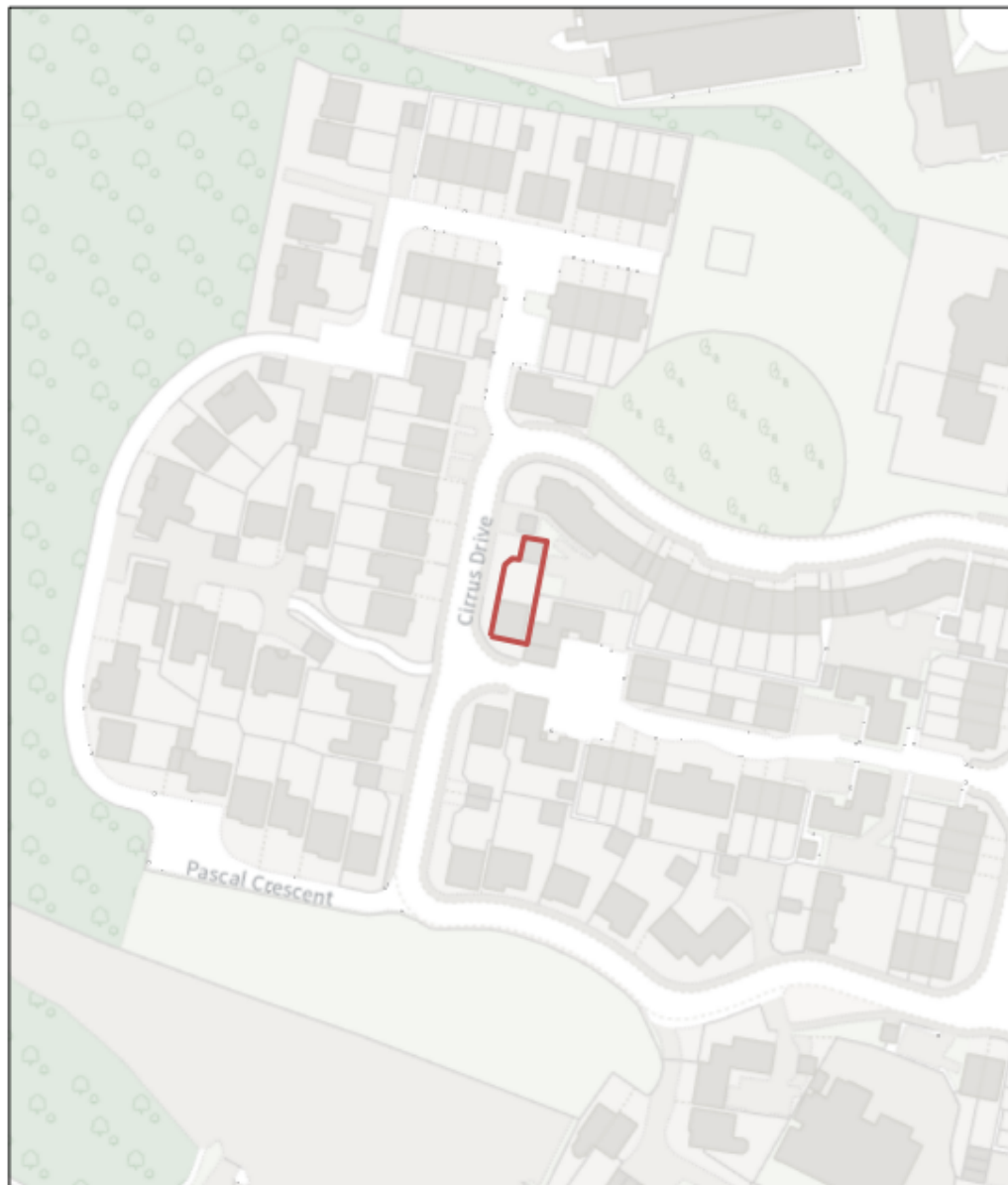
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey side extension, loft conversion to create habitable accommodation along with insertion of roof lights.

SECOND SCHEDULE

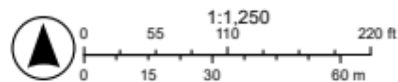
Address: 62 Cirrus Drive, Shinfield, Wokingham, RG2 9FL

PLAN

62 Cirrus Drive, Shinfield, Wokingham



10/01/2025, 09:40:26



Wokingham Internal
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Recommendation agreed:

HMM

Date: 10 January 2025