

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260772

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 April 2026 (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 erection of a single storey rear extension constitutes development and thus requires 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) 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.

2. This Certificate is issued in respect of the plans numbered (2509 PL01 B), (2509 PL22 B), (2509 PL23 B), (2509 PL24 B), (2509 PL25 B), (2509 PL26 B), (2509 PL27 B) & (2509 PL28 B), received by the Local Planning Authority on 15/04/2026.

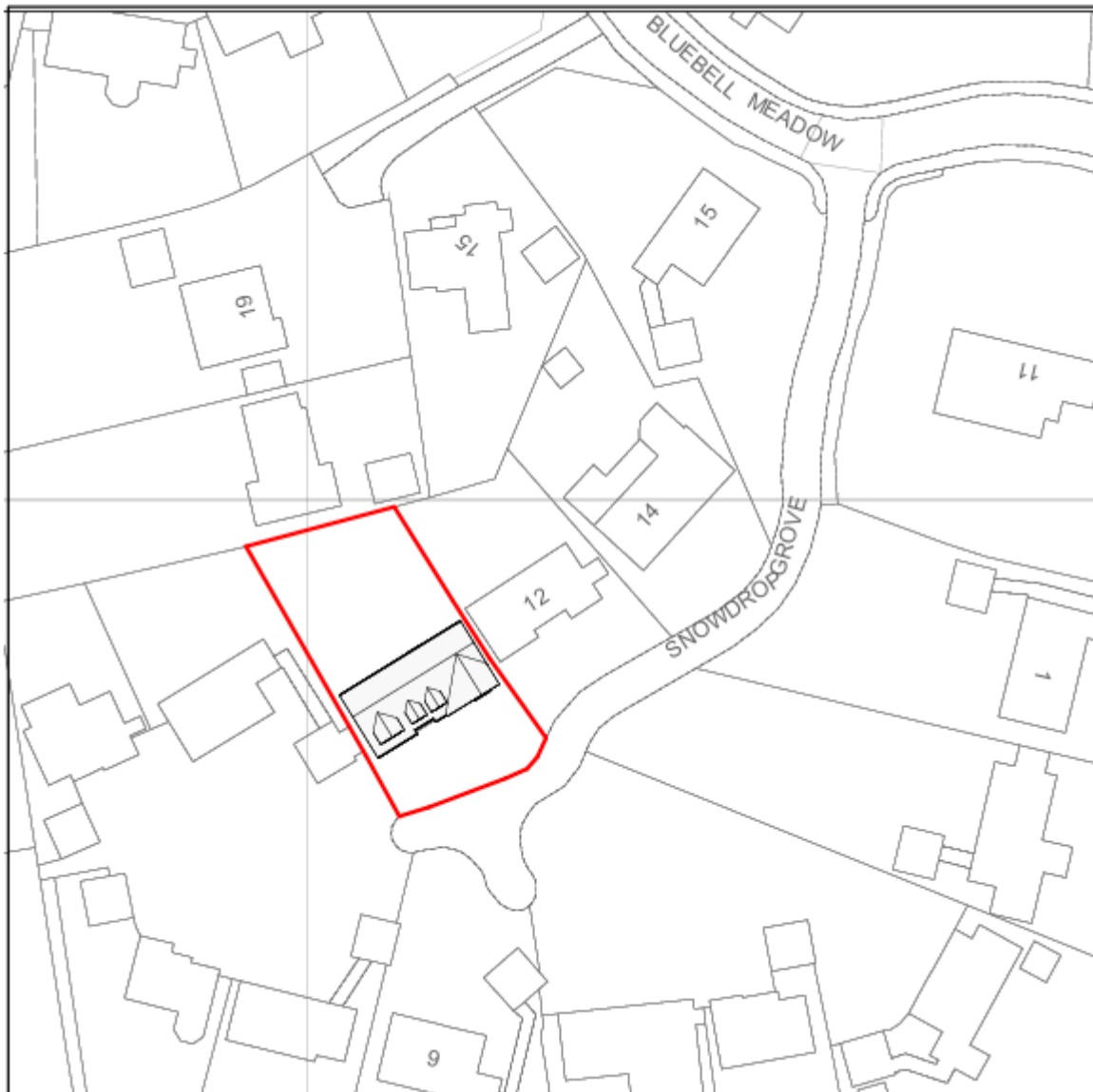
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

SECOND SCHEDULE

Address: 11 Snowdrop Grove, Winnersh, Wokingham, RG41 5UP

PLAN



Scale - 1:1250

Recommendation agreed: *MC*

Date: 27.05.2026