

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



**Application Number:** 252921

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 1 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 pergola over the main entrance 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) of the Order.

## **Informatives**

1. 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.
2. This Certificate/Decision is issued in respect of drawings numbered/labelled 'WG10' 'WG11' 'WG12' 'WG13' 'WG14' and 'Location Plan', recieved by the local planning authority on 27/11/2025 and 01/12/2025.

## **FIRST SCHEDULE**

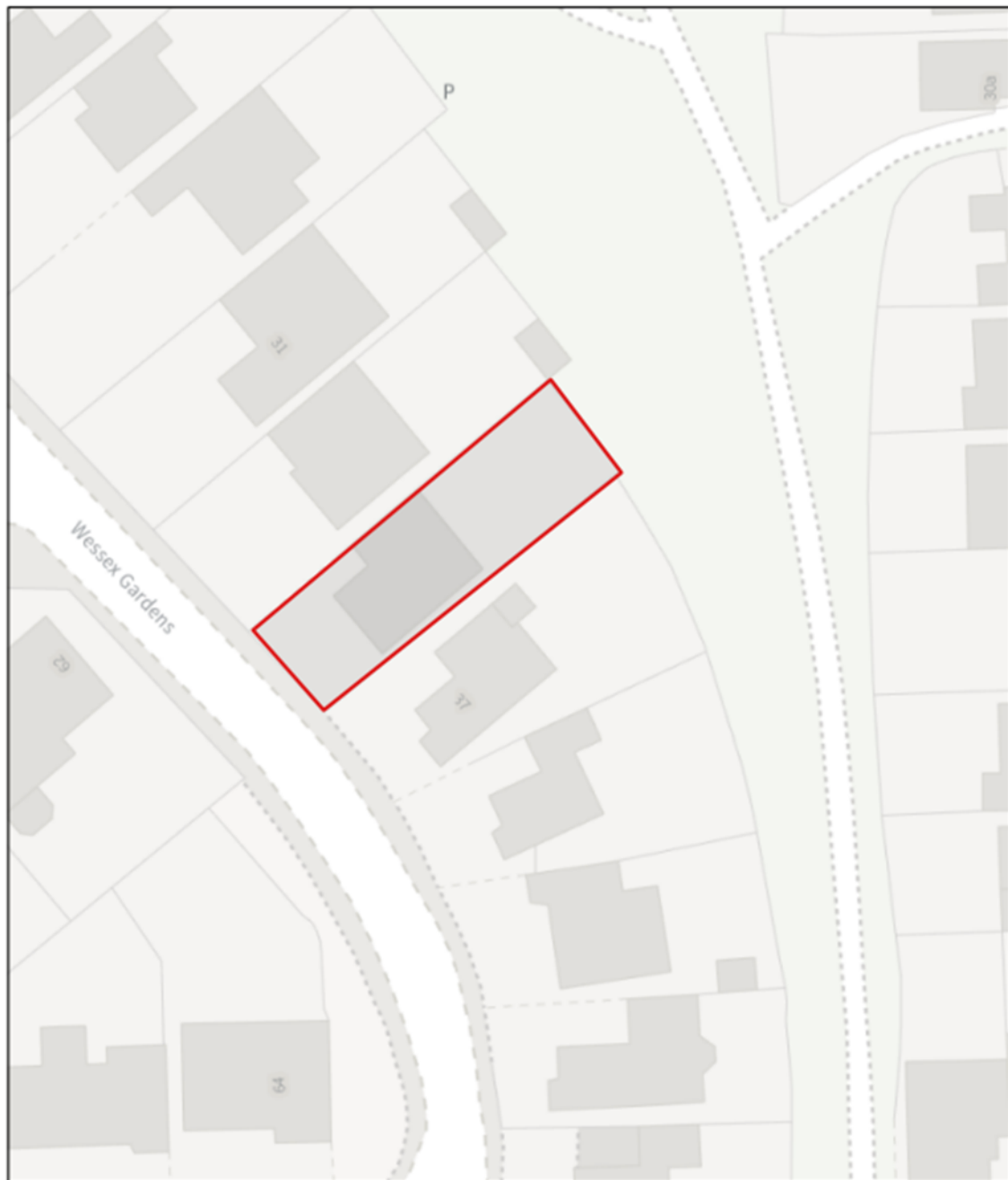
**Proposal:** Application for a certificate of lawfulness for the proposed canopy over the main entrance.

## **SECOND SCHEDULE**

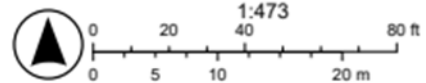
**Address:** 35 Wessex Gardens, Twyford, Wokingham, RG10 0BA

## PLAN

### 35 WESSEX GARDENS



14/01/2026, 15:11:14



Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 20/01/26