

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251583

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 July 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 single storey rear extension constitutes development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being/ being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

Informatives

1. In reaching its decision the Council has used the following plans: 251006/01 and 251006/02

2. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

FIRST SCHEDULE

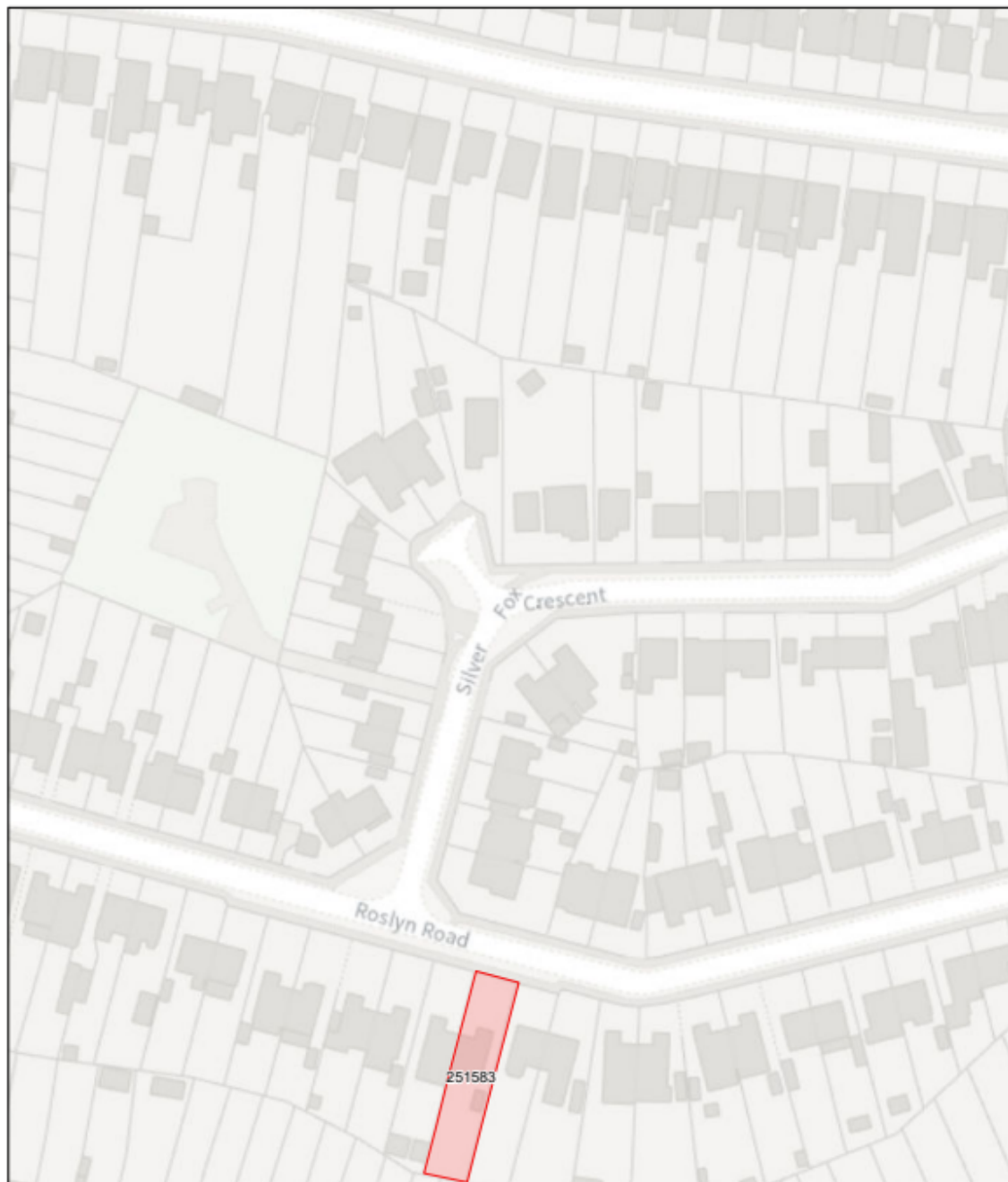
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.

SECOND SCHEDULE

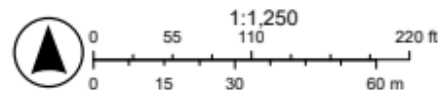
Address: 58 Roslyn Road, Woodley, Wokingham, RG5 3HS

PLAN

58 ROSLYN ROAD, WOODLEY, READING, RG5 3HS



14/07/2025, 13:32:51



Recommendation agreed:

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

Date: 14/07/25