

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260076

Draft Recommendation: Wokingham Borough Council hereby certify that on 20 January 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 loft conversion to create habitable accommodation to include 2No dormers to the rear and side elevation constitutes development. Permission is granted 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 B) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered (Location Plan), (Block Plan), (Existing Plans and Elevations REV A), (Proposed Plans and Elevations REV A) received by the Local Planning Authority on 16/01/26 and 20/01/26.

2. Where applicable, the approval above is subject to the following: 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.

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of existing loft to create habitable accommodation, to include 2no. dormers to the rear elevation.

SECOND SCHEDULE

Address: 53 Havelock Road, Wokingham, RG41 2XU

PLAN



HMM

Recommendation agreed:

Date: 13 March 2026