

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242743

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 October 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 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 facilitated by 1no. dormer and the insertion of 2no. rooflights constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as the proposals are in accordance with Schedule 2 (Part 1) (Classes B and C) of the Order.

Informatives

1. The Council are aware a planning application for several other extensions at this site (ref: 242742) has been submitted concurrently with this application. The applicant is reminded that if application 242742 is permitted, implementing the development subject to it prior to the erection of the dormer subject of 242743 would cause implementation issues, particularly surrounding the lawfulness of the dormer under permitted development. The applicant should contact the Council should they have any questions on this matter.

FIRST SCHEDULE

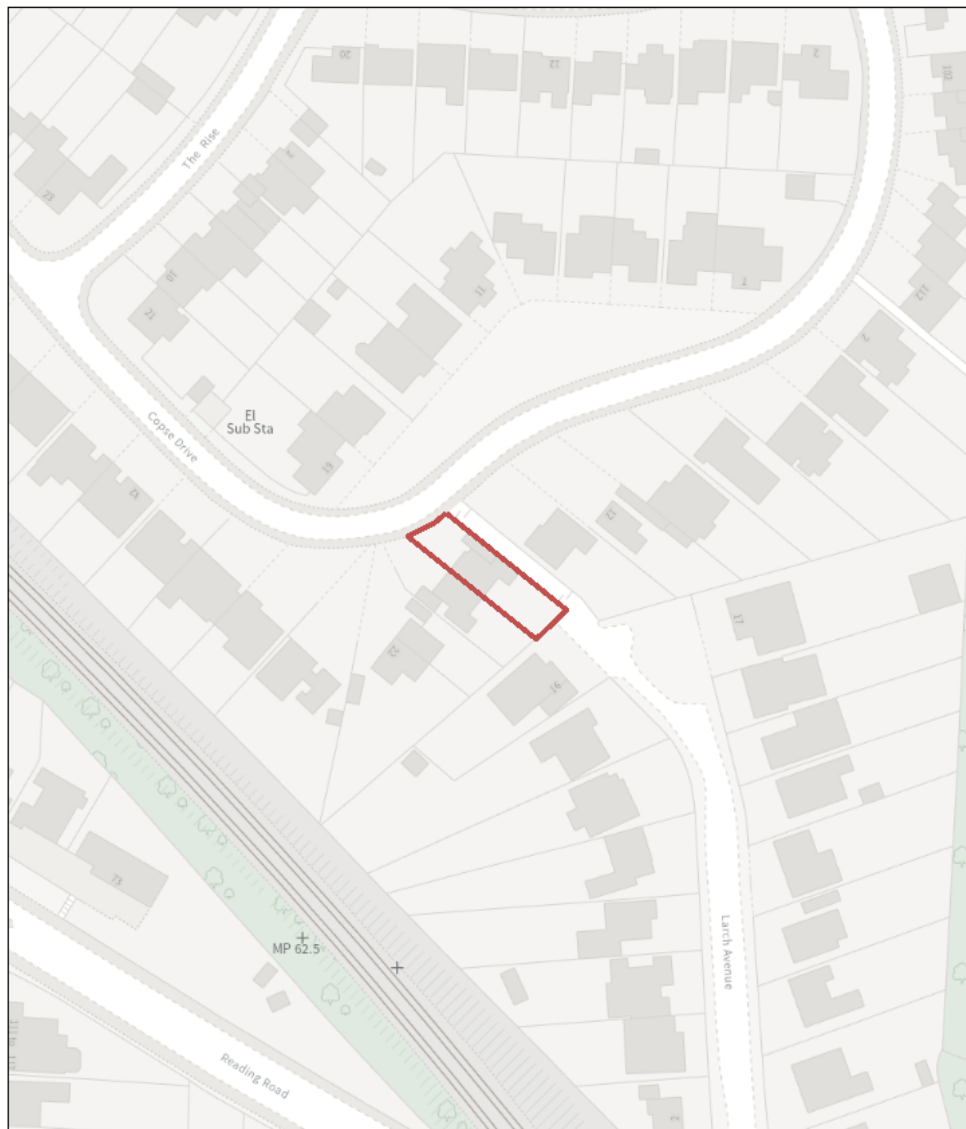
Proposal: Application for a certificate of lawfulness for the proposed conversion of the loft, and the insertion of 1 no. dormer and 2 no. roof lights.

SECOND SCHEDULE

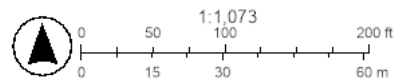
Address: 16 Copse Drive, Wokingham, RG41 1LX

PLAN

16 Copse Drive, Wokingham, RG41 1LX



22/11/2024, 10:20:46



Wokingham Internal
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Recommendation agreed: *MC*

Date: 28.11.2024