

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242762

Draft Recommendation: Wokingham Borough Council hereby certify that on 31 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 erection of a single storey side/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 being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

Informatives

1. This Certificate is issued in respect of plans titled AL475, AL472, AL474, AL476, and AL473A received by the Local Planning Authority on 30/10/2024 and 31/10/2024.

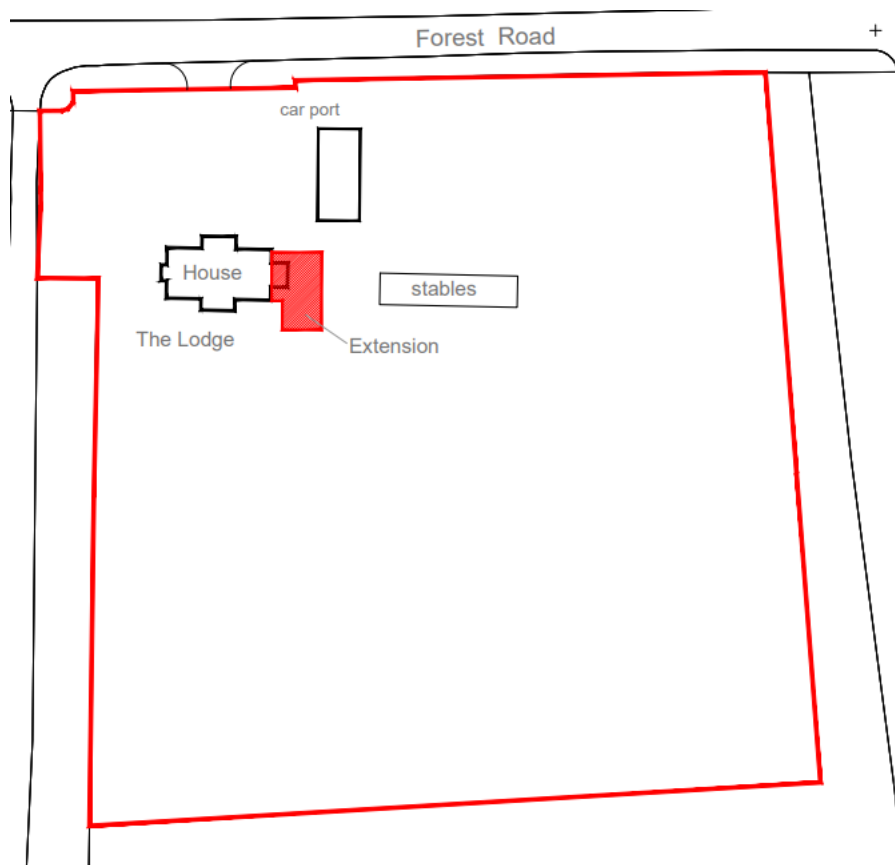
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey side/rear extension following demolition of the existing single storey side extension.

SECOND SCHEDULE

Address: The Lodge, Ashridgewood, Forest Road, Wokingham, Berkshire, RG405RA

PLAN



Recommendation agreed: *MC*

Date: 28.11.2024