

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 251555

Draft Recommendation: Wokingham Borough Council hereby certify that on 1 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 erection of a single storey rear extension plus changes to fenestration following demolition of existing conservatory 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. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

2. This decision is in respect of the drawings and plans numbered:

24123.PD-04 - Proposed Ground Floor Plan

24123.PD-05 - Proposed First Floor Plan

24123.PD-06 - Proposed Elevations

24123.PD-07 - Location Plan

24123.PD-08 - Block Plan

which were received by the Local Planning Authority on the 01 July 2025.

3. Separate tree works consent will be required if your development will affect protected tree TPO-1564-2017. More detail can be found here:
<https://www.wokingham.gov.uk/countryside-parks-and-conservation/trees-hedges-and-grass-cutting/tree-work-and-law> .

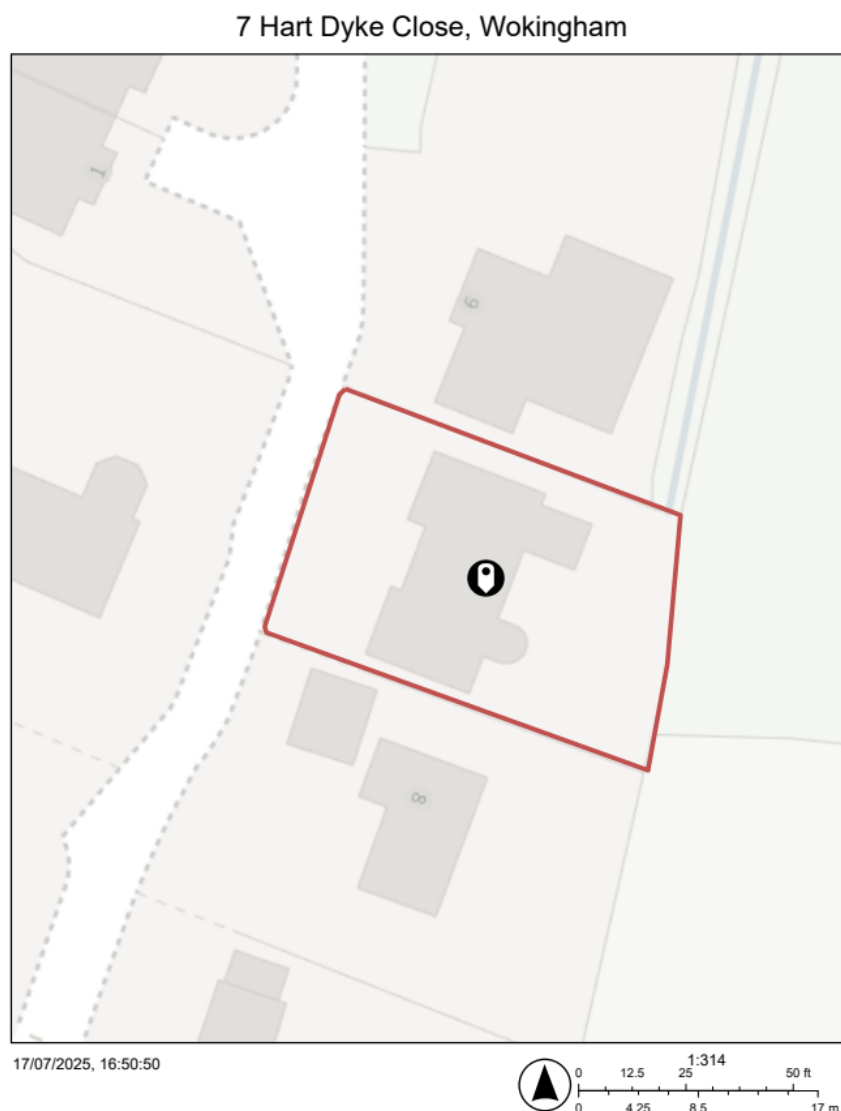
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension plus changes to fenestration following demolition of existing conservatory.

SECOND SCHEDULE

Address: 7 Hart Dyke Close, Wokingham, RG41 2HQ

PLAN (Not to scale)



Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', written in a cursive style.

Date: 18/07/25