

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 253037

Draft Recommendation: Wokingham Borough Council hereby certify that on 19 December 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 hip to gable roof extension with rooflights 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 B) of the Order.

Informatives

1. This Certificate is issued in respect of the submitted application plans labelled TQRQM25346135817252 and 0047008B received by the Local Planning Authority on 12/12/2025 and 22/12/2025.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

FIRST SCHEDULE

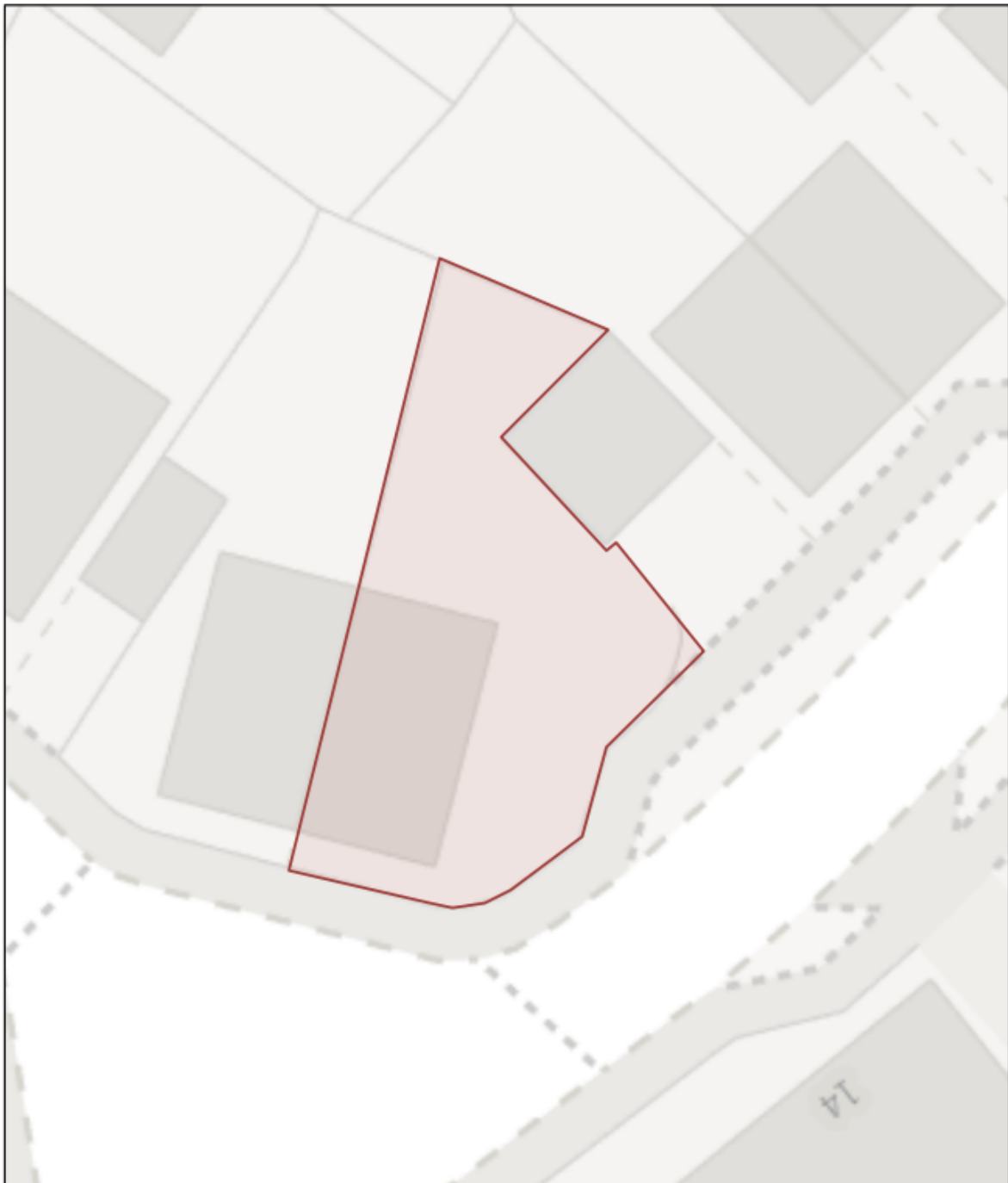
Proposal: Application for a certificate of lawfulness for the proposed erection of a hip to gable roof extension to facilitate loft conversion to create habitable accommodation along with insertion of roof lights.

SECOND SCHEDULE

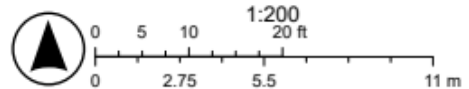
Address: 19 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ

PLAN

253037 19 Mimosa Drive, Shinfield



06/02/2026, 12:04:37



Recommendation agreed:

Date: 9.2.26