

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 260180

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 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 not 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 extension constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1)(Class A) of the Order as it would conflict with planning condition 18 of consent 161508, 180614 & 191020. The condition removes permitted development rights for the site for Classes A, B, C, D, E, F and G.

Informatives

1. This Certificate/Decision is issued in respect of plan 2336-P100, 2336-P101 Rev A, 2336-P102 & 2336-P103 received by the Local Planning Authority on 26/01/26 & 03/02/26.

FIRST SCHEDULE

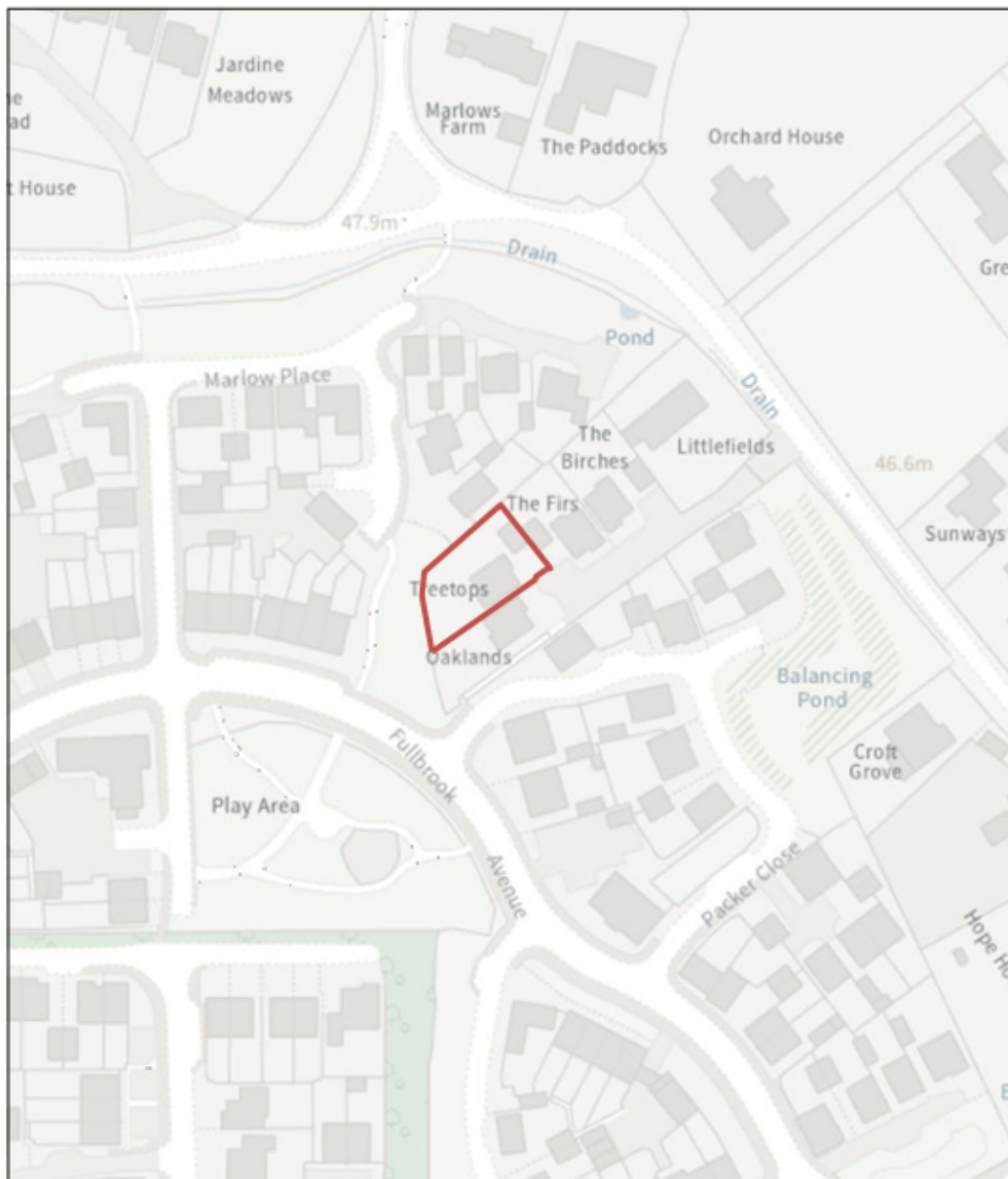
Proposal: Application for a certificate of lawfulness for the proposed erection of a single storey side extension.

SECOND SCHEDULE

Address: Treetops, Croft Road, Spencers Wood, Wokingham, RG2 9EX

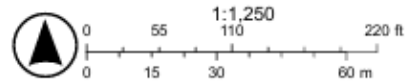
PLAN

"Treetops", Croft Road, Spencers Wood



25/03/2026, 09:19:03

 District



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:

HM

Date: 25 March 2026