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**Town and Country Planning Act 1990 (as amended)**  
**The Town and Country Planning (General Permitted Development) Order 2015 (as amended)**

**Notice of Decision**

**Appn. Date:** 18th March 2024 **Appn. No.:** 24/00669  
**Type:** **Cert of Lawfulness of Proposed Dev**  
**Proposal:** **Certificate of lawfulness to determine whether the proposed 1 no. Single storey side extension, 1 no. Single storey rear extension, 1 no. Hip to gable of Main Roof and 1 no. Rear Dormer to facilitate a loft conversion is lawful.**  
**Location:** 166 Windsor Road Maidenhead SL6 2DW  
**Parish/Ward:** Bray Parish/Bray

The Council of the Royal Borough of Windsor and Maidenhead certifies in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended by Section 10 of the Planning Compensation Act 1991) that on 18th March 2024 the development described above in respect of the land as defined by the approved plans listed below was lawful within the meaning of Section 192 of the above Act for the following reasons:

- 1 The proposal is automatically granted planning permission under Article 3 and Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to the conditions specified in those Classes, and an express grant of planning permission is not required.

**Approved Plan Reference Number(s):**

Proposed Ground Floor Plan version no.: 23121.S.PP - 05, received on 18 March 2024  
Proposed First Floor Plan version no.: 23121.S.PP - 06, received on 18 March 2024  
Proposed Second Floor Plan version no.: 23121.S.PP - 07, received on 18 March 2024  
Proposed Roof Plan version no.: 23121.S.PP - 08, received on 18 March 2024  
Proposed Elevations version no.: 23121.S.PP - 09, received on 18 March 2024  
Location Plan version no.: 23121.S.PP - 10, received on 18 March 2024  
Block Plan version no.: 23121.S.PP - 11, received on 18 March 2024

**Informatives**

1. The applicant is advised that the granting of this certificate does not exempt the need for separate consent under the Town and Country Planning Act 1990 to be obtained where the development would affect protected trees (i.e. those subject to Tree Preservations Orders, Conservation Area controls).
2. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
3. It certifies that the development specified in the description taking place on the land was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
4. This certificate applies only to the extent of the development described in the application and to the land shown on the approved plans. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
5. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:  
<https://www.gov.uk/wildlife-licences>

Signed

Dated: 21st March 2024

*Adrien Waite*

Adrien Waite  
**Head of Planning**