

Biodiversity Net Gain Applicability Statement

For the retrospective householder application to retain an existing garden cabin

Site	107 Bruce Road, Woodley, Reading, RG5 3DY
Proposal	Retention of existing detached timber log cabin and raised concrete base
Use	Domestic storage and family games room ancillary to the dwelling

Basis for non-applicability

The application seeks permission for development already carried out, through a retrospective householder application. Published government planning practice guidance states that the statutory biodiversity gain condition does not apply to retrospective planning permissions made under Section 73A of the Town and Country Planning Act 1990.

Separately, developments that are the subject of a householder application within Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 are exempt from mandatory Biodiversity Net Gain (BNG). The described development is a garden outbuilding used incidentally to the existing dwelling, rather than a new dwelling or independent residential unit.

On that basis, the applicant considers that the statutory 10% BNG condition, biodiversity metric and Biodiversity Gain Plan are not applicable to this application, subject to the Council confirming the application type and retrospective status.

Limits of this statement

This statement explains BNG applicability; it is not an ecological survey or biodiversity survey. It makes no claim that protected species or habitats are absent. Separate species, habitats or tree requirements may still apply and may be considered by Wokingham Borough Council.

Official guidance consulted

1. GOV.UK, Biodiversity net gain, planning practice guidance - paragraphs addressing Section 73A retrospective permissions and the householder exemption.

www.gov.uk/guidance/biodiversity-net-gain

2. Department for Environment, Food and Rural Affairs, Biodiversity net gain: exempt developments (updated 6 August 2026), householder applications.

www.gov.uk/guidance/biodiversity-net-gain-exempt-developments