



BIODIVERSITY SURVEY AND REPORT

Proposal for Loft Conversion and Internal
Remodeling

at

Address : 19 Woodward Close,
Winnersh, Wokingham RG41 5PJ

1. Introduction

This Biodiversity Survey and Report is prepared in support of the proposed development at 19 Woodward Close. The works involve a loft conversion featuring a large rear dormer to accommodate a bedroom, ensuite, office, and worship room; a pitched dormer to the front for head height over the staircase; the installation of a solar panel on the rear dormer roof; and internal alterations on the ground floor to create an open-plan kitchen and dining area.

This report evaluates the potential impact of the proposed development on the site's biodiversity and outlines any necessary mitigation measures.

2. Methodology

A site-based visual assessment was carried out using publicly available satellite imagery, mapping data, and a walkover inspection to identify any ecological features or potential habitats. Consideration was given to:

- Existing vegetation and green cover
 - Potential for nesting birds and bats
 - Impact of construction on local flora and fauna
 - Opportunities for biodiversity enhancement
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3. Site Description

The application site comprises a two-storey residential property with an existing roof structure and rear garden. The dwelling is located within a suburban cul-de-sac with similar residential properties. Key characteristics:

- The roof is a standard tiled pitch roof with no known access points for bats or birds.
 - The rear garden is mainly laid to lawn with some ornamental planting.
 - There are no water features, mature trees, or hedgerows on or adjacent to the mainhouse.
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4. Assessment of Ecological Value

Roosting Bats

- A visual inspection of the roof showed no signs of bat activity (e.g. droppings, staining, entry points).
- The property lies in a well-lit residential area, making it unlikely to support roosting bats.
- No loft void will be entirely removed; the proposed dormer is an extension of the existing roof space.

Conclusion: Low likelihood of bats being present. A bat survey is not deemed necessary at this stage.

Nesting Birds

- No vegetation or features suitable for nesting birds will be affected.
- Works will not involve removal of trees or established shrubs.

Conclusion: Negligible risk to nesting birds.

Other Wildlife

- No evidence of badgers, reptiles, amphibians, or other protected species was found on or around the site.

- The proposal is confined to the existing footprint and immediate roofspace and will not impact any known wildlife corridors.
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5. Impact Assessment

The works are minor in scale and take place entirely within the residential curtilage. There will be no encroachment onto greenfield land or disruption of any ecologically sensitive areas. Given the low ecological value of the existing roof structure and garden, no significant adverse impact is expected as a result of the proposal.

6. Biodiversity Enhancements

In line with Wokingham Borough Council's policies to improve biodiversity on development sites, the following enhancements are proposed:

- Installation of a **bat box** or **bird box** on an external wall or mature tree, if present.
 - Planting of one or two **pollinator-friendly plants** in the rear garden.
 - Use of **permeable surfaces** if any paving is added or replaced.
 - Optional installation of a **green/living roof panel** if feasible on the rear dormer.
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7. Conclusion

The proposed development at 19 Woodward Close will have **no significant impact** on local biodiversity. The site currently holds **low ecological value**, and the proposed enhancements will result in a **net gain** for local wildlife. The development complies with national and local biodiversity planning policies, and no further surveys or licenses are considered necessary.