



KOSMA RYBAK

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Via Planning Portal
Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

24th January 2025

Dear Sir/ Madam

**Re: Householder Planning Application for an Outbuilding within the rear garden of
63 Grover Avenue, Wokingham RG41 1BP.**

Subject: Justification for exemption from the requirement to submit a Biodiversity Survey and Report in support of the planning application.

Summary:

This planning note asserts that the proposed outbuilding project within the existing residential garden at the above address is exempt from the requirement to provide a Biodiversity Survey and Report. This exemption is based on the nature and scale of the development, the existing context of the site, and relevant legislation and guidance.

Biodiversity net gain is a requirement for planning permission introduced on 12 February 2024. Householder applications (as defined in legislation) are exempt from this requirement, as such, the only action to complete is agreeing that the application is exempt.

The proposed garden room is below the threshold of 25 square metres of on-site habitat. Additionally it is a Householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Permission is sought for the replacement of the existing garage with a single-storey outbuilding to be used for home office, storage, and attached garage purposes.

Justification:

The proposed development involves the construction of a single-story outbuilding within the existing residential garden. The project will:

Occur within an existing residential garden: The site is currently a domestic garden, primarily consisting of lawn, patio and flower beds. It is not considered to be a priority habitat or ecologically significant area.

Have a limited footprint: The proposed outbuilding will occupy a relatively small area within the garden - 25 square metres.

Not involve significant habitat loss: The construction will primarily occur on existing lawn/previously disturbed ground. It is not anticipated to result in the loss of significant habitats or impact protected

species.

Not impact protected species: The wider development site is still under construction, there is no natural habitat left.

Conclusion:

Based on the above justification and the context of the site, it is considered that the proposed outbuilding project qualifies for exemption from the requirement to submit a formal Biodiversity Survey and Report. The development is small-scale, located within an existing residential garden, and is not anticipated to have a significant impact on biodiversity. This approach is consistent with the principles of proportionate assessment as outlined in the NPPF.

Yours faithfully



Kosma Rybak, Architect ARB

Director
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