

Biodiversity Survey and Report Exemption Statement

Site Address: 45 Lenham Close, Wokingham, RG41 1HR

Proposal: Single-storey wrap-around extension

This application is for a domestic single-storey wrap-around extension to an existing residential dwelling within an established urban area. The works are limited to the existing residential curtilage and involve the extension of the existing built form on previously developed land (existing garden area).

There are no ponds, watercourses, or notable habitats within or immediately adjacent to the site, and the proposal does not involve the removal of any mature trees, hedgerows, or features with potential for protected species such as bats or nesting birds. The building is of modern construction and there is no evidence of cracks, gaps, or roof features suitable for roosting bats.

Given the small-scale nature of the development, its urban context, and the absence of suitable habitats for protected species, it is considered that the proposal would not result in any significant adverse impact on biodiversity.

Therefore, a Biodiversity Survey and Report is not considered necessary in this instance, in accordance with the guidance set out in:

- The National Planning Policy Framework (NPPF) Paragraph 186 (2023) proportional assessment of ecological impacts; and
- Wokingham Borough Council's Local Validation Requirements for Householder Applications.

The applicant remains committed to incorporating minor biodiversity enhancements where appropriate (e.g., bird boxes or pollinator-friendly planting) as part of good environmental practice.

Conclusion:

Based on the above, the proposed development qualifies for an exemption from a Biodiversity Survey and Report requirement.