

BIODIVERSITY SURVEY AND REPORT

74 OAK AVENUE, WOKINGHAM, RG40 1LJ

Landscape and biodiversity SPD:

Following policies and approach are relevant to determine the framework:

Conserving and enhancing the natural environment including landscapes and biodiversity interests. In terms of landscape impact, distinction should be made between national and local designations (113). The opportunities for the enhancement of biodiversity interests (117).

Achieving sustainable development which is a combination of the economic (a strong and competitive economy); social (healthy communities with a supply of housing to meet current and future needs); and environmental factors (safeguarding our natural and built environment, including biodiversity enhancement and a response to climate change).

The delivery of a good design which reflects local character and a sense of place.

The response to climate change along with other factors i.e. promoting energy saving and responding to sustainable construction. This also includes a response to flood and mitigation to promote water saving technology.

Design and landscape:

By way of clarification, the key matter in considering the Householders Planning Application was that the siting would not materially harm the longevity of the statutorily protected landscape. As our proposal is related to roof extension, no trees will affect the course of construction. In doing so, the essential verdant character will be retained.

Other material planning considerations:

The Framework and related generic local policies also refer to other material considerations. In this case, they are considered to be:

- Flood matters
- Residential amenity
- Biodiversity enhancement
- Sustainable construction

The site is located in flood zone 1, an area with low probability of flooding and is not subject to any contamination.

In respect of biodiversity, small scale alterations are made on loft floor level so this would not be detrimental to habitat. There is scope to enhance biodiversity as part of the CfSH, the development can be constructed in a sustainable manner and much of this is part and parcel of the Building Regulations requirements.

Summary:

By way of summary, the following matters are set out:

- The design approach and siting in relation to surrounding views and related impacts on trees remain unaffected.
- All development management matters such as access, car parking, and proper provision for waste disposal have been taken into account.
- On appraisal, it is established that the roof extension can be constructed in a sustainable manner and that compliance with prevailing Building Regulations will secure this, along with recycling requirements and the CfSH.
- No undue harm would result to the protected landscape or any ecological interests or habitats.
- On appraisal it is established that there would be no material harm to residential amenity as a result of the proposed extension.

Conclusion:

In light of the foregoing, the application should be granted planning permission.