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Biodiversity Report

4 Finstock Close, Earley RG6 4JX

Project Ref: 2576

Mar 2026

Biodiversity Statement

Application site: 4 Finstock Close, Earley RG6 4JX

Proposal: Single-storey rear extension and two storey side extension, including new porch to existing dwelling.

We have considered the potential impact of the proposed development on biodiversity. The site comprises an existing residential dwelling with a private garden, situated in a built-up suburban area of Lower Earley. The proposal is for a modest domestic extension within the existing curtilage of the property.

The garden is predominantly laid to lawn with ornamental shrubs and fencing. There are no ponds, streams, or other waterbodies within or adjacent to the site, and no designated ecological sites in the immediate vicinity that would be affected by the works. No mature trees or habitats of high ecological value will be removed. The extension will be built entirely within the domestic garden and does not affect any features that could provide roosting opportunities for bats or nesting sites for birds.

On this basis, it is considered that the development will have no significant impact on biodiversity. To provide a proportionate biodiversity enhancement, the following measures are proposed:

- Installation of a bird nesting box on the extension or existing house wall
- Incorporation of native planting species within the garden where practicable

This approach is consistent with the National Planning Policy Framework and Wokingham Borough Council's policy requirement to deliver measurable biodiversity net gain, proportionate to the scale of the proposal.