
BIODIVERSITY SURVEY

Garage conversion at 24 Dowles Green, Wokingham, RG40 5AB

The property is a two bedroom semi-detached coach house, with three garages on the ground floor and the main dwelling house on the first floor. The owners possess the middle garage, while those to the right and left are rented out to neighbours on lifetime leases with 'peppercorn rent'. The integral garage is connected to the house via an internal door to the hallway, and to the garden via a back door. It is never used for parking, as there are permanent parking spaces outside the house. Since the garage is not being used for parking, the householders would like it converted into a space to be used as a living space and home office. The existing garage door would be replaced with a 3-pane casement window which will be sourced to be similar in appearance to those on the upper floor of the house. Likewise the bricks will be matched to those on the front of the house. The proposed garage conversion will not impinge on the neighbouring residential buildings or local surroundings. No shrubs or trees will be removed or damaged by the construction of the garden room.

- 1) The proposed development is not on or adjacent to a designated site.
- 2) The proposed development does not affect any wildlife corridor/green corridor or other semi-natural habitat/open space, or involve the removal of any vegetation.
- 3) The proposed development involves the demolition of the existing garage which is currently in constant use and does not house any nesting bats or birds.
- 4) The proposed development is not on a quarry, industrial wasteland or Brownfield site.
- 5) The proposed development is not adjacent to any river, stream or ditch.
- 6) The proposed development would be highly unlikely to impact any wildlife, or contribute to de-watering, abstraction, works affecting the integrity of the banks, shading, discharges of contaminants, surface water run-off and/or increased public access.
- 7) The proposed development is not within 250m of a pond or small reservoir.
- 8) The proposed development does not include the felling of any trees and/or scrub or work to any trees including TPO trees.
- 9) The proposed development will not directly affect and are not on or adjacent to any hedgerow and/or woodland.
- 10) There are no invasive species on the proposed site.