



Biodiversity Survey and Report

Proposal : Rear and Side Extension + Porch Roof
Addition + bay window and sliding door with
balcony on first floor

at

Address : 15 Oxford Road, Wokingham,
RG41 2YE

1. Introduction

This report provides a summary of biodiversity considerations for the proposed development at 15 Oxford Road, Wokingham. The purpose of the report is to assess the potential impact of the proposed building modifications on local flora and fauna and to ensure compliance with relevant planning and environmental guidelines.

2. Site Description

The property is a single dwelling house located in a residential area with similar properties surrounding it. The site has limited green space in the form of a small garden at the rear and a landscaped front yard. The area is predominantly built-up and does not fall within a designated conservation area or protected natural site.

3. Biodiversity Assessment

3.1 Existing Habitats

The existing site includes minor garden areas that contain a limited number of ornamental shrubs, a small patch of lawn, and some hard landscaping. There are no mature trees, ponds, or significant wildlife habitats within the site boundaries that would be impacted by the proposed work.

3.2 Potential for Protected Species

- **Bats:** There is no evidence of bat roosts in the existing structure or immediate vicinity. The proposed alterations to the roof and installation of a balcony are unlikely to impact bat species, given the minimal presence of suitable roosting sites.
- **Birds:** The property has no significant bird nesting sites that would be disturbed by the proposed modifications. Any work on the building exterior, particularly roof alterations, will be undertaken outside of the bird nesting season to avoid potential disturbance.
- **Other Species:** Due to the urban and managed nature of the site, the presence of other protected species (such as reptiles, amphibians, and mammals) is highly unlikely.

4. Impact Assessment

The proposal involves relatively small modifications to the existing structure, such as the addition of bay windows, a new roof, a balcony, and small extensions. These changes are not anticipated to have any significant impact on the biodiversity or ecological value of the site, as no major habitats or potential wildlife corridors are affected.

5. Mitigation Measures

To further minimize any potential disturbance to local wildlife and ensure environmentally sensitive development, the following mitigation measures are recommended:

- **Timing of Works:** Exterior works should be planned outside of bird nesting season (March to August) to avoid disturbing any potential nesting birds.
- **Precautionary Measures:** A visual inspection should be conducted before work on the roof or any areas where birds might be nesting. If any active nests are found, work should be delayed until the nests are no longer active.
- **Enhancements:** To enhance biodiversity, it is recommended to add a bird box or insect hotel within the garden area. This would encourage local wildlife without affecting the usability of the site.

6. Conclusion

The proposed development at 15 Oxford Road is not expected to have any significant impact on local biodiversity due to the absence of important habitats or protected species on-site. Following the recommended mitigation measures will ensure that the project proceeds with minimal environmental impact and in compliance with local biodiversity guidelines.