



Biodiversity Report

54 Sturges Road, Wokingham, RG40 2HE

Project Ref: 2523

Mar 2026

Biodiversity Statement

Application site: 54 Sturges Road, Wokingham, RG40 2HE

Proposal: two-storey rear extension and including new carport.

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 Wokingham. 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. A review of Wokingham Borough Council's Planning Policies and Constraints Map (see Appendix 1) confirms that the dwelling itself falls outside the Bat Roost Habitat Suitability Model zone; whilst the garden curtilage extends into the zone, no built structures within the garden are affected by the proposed works. A visual inspection of the eaves, soffits, and roof structure was undertaken as part of this assessment. All eaves were found to be in good condition with no gaps, staining, or other indicators of bat activity. No bat droppings, fur, or roosting evidence was observed. It is therefore concluded that the dwelling presents a negligible risk of supporting an active bat roost, and no further survey is considered necessary.

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.

Appendix 1 – Bat Roost Habitat Suitability Model (Wokingham Borough Council)

The map below is extracted from Wokingham Borough Council's Planning Policies and Constraints Map and shows the Bat Roost Habitat Suitability Model layer. The site at 54 Sturges Road is indicated. The dwelling (building footprint) falls outside the Bat Roost Habitat Suitability Model zone. The rear garden curtilage extends into the zone; however, no built structures within the garden are proposed to be altered.

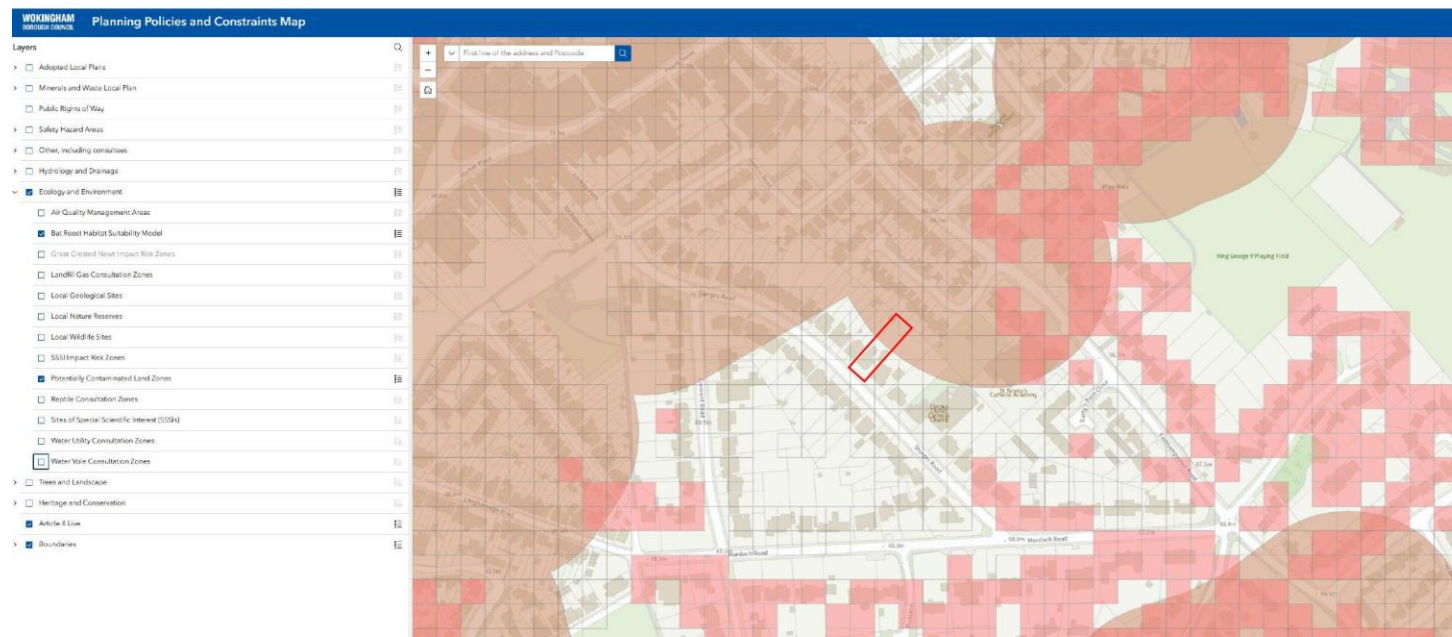


Figure A1: Wokingham Borough Council Planning Policies and Constraints Map – Bat Roost Habitat Suitability Model layer. Site indicated. Source: Wokingham Borough Council GIS Mapping.