

40 Oatlands Road
**Biodiversity
Statement**



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3.40.OAT - 40 Oatlands Road

Biodiversity Statement

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Project Address

40, Oatlands Road, Shinfield, RG2 9DN

Proposed Works

Single storey rear extension and internal reconfiguration to an existing detached dwellinghouse

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Biodiversity

The property at 40 Oatlands Road is a detached residential dwelling located in a suburban area with surrounding residential gardens. The rear garden of the property, where the proposed works will take place, includes a lawned area with minor ornamental planting. The area affected by the proposed development consists of lawn and patio. There are no water features, hedgerows, or other significant biodiversity assets present on the site.

The proposal involves the construction of a single-storey rear extension over an area of the existing garden, primarily consisting of lawn and paved patio. No mature trees or significant vegetation will be impacted or removed as part of the proposed works. The existing built form will be extended into areas currently occupied by monoculture lawn and hardstanding.

Given the nature of the site and the absence of any significant ecological features or protected species habitats, the proposed development is unlikely to negatively impact local biodiversity.

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