

BNG Exemption Statement

Applicant: 27 Sutcliffe Avenue, Reading RG6 7JW

Application Type: Householder Application (Extensions, Remodel, 2x Side Dormers and Roof Terrace)

Date: 28th August 2025

To Wokingham Council Planning,

This planning application is submitted as a householder application, involving works to an existing residential dwelling. The proposal includes a domestic extension, remodelling, 2x side dormers and the addition of a roof terrace, all within the existing curtilage of the property.

Under the **Environment Act 2021** and the associated regulations on **Biodiversity Net Gain (BNG)**, householder applications are specifically **exempt** from the requirement to deliver the statutory 10% biodiversity net gain or submit a formal biodiversity report. Government guidance confirms that BNG does not apply to householder applications, which are defined as proposals for development to a single residential property where no new dwelling is being created and no significant land or habitat is affected.

This application does not involve the removal of any trees, hedgerows, or other natural features, and is limited to the built envelope and hardstanding. There is no ecological value on site requiring formal assessment, please see attached site photos.

Further to that, we have checked the constraints map and, in reference to the attached outputs, the property is not in a bat habitat area and is in a green risk area for great crested newts. Please see attached copies for reference.

Nonetheless, in line with good practice and to support validation, we have provided a site plan which will incorporate a small number of biodiversity enhancements as part of the proposed scheme. These include, for example, a bird box, bee brick, or modest native planting.

We therefore respectfully request that the application be treated as **exempt from the formal BNG and biodiversity report requirements**, consistent with national and local policy.

Attachments provided.

1. Location plan and red line boundary.
2. Marked-up plan showing the proposed works area hatched.
3. Photo sheet of the garden and work area.
4. Constraints map showing bat habitat and newt risk data

Please feel free to contact us should you require any further information.

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