

## **Biodiversity Net Gain Exemption Statement**

**Site Address:** 26 Lockhart Drive, Wokingham, RG40 5BG

**Local Planning Authority:** Wokingham Borough Council

**Proposal:** Small rear dormer loft conversion to an existing residential dwelling.

This statement is submitted in support of the above householder planning application.

The proposed development comprises a small-scale rear dormer loft conversion within the roofspace of an existing residential property. The works do not involve:

- Any increase in the building footprint
- Any loss or alteration of on-site habitats
- Any impact on gardens, trees, hedgerows, or other green infrastructure
- Any works to land beyond the existing built form of the dwelling

Under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), householder applications are exempt from the mandatory requirement to deliver Biodiversity Net Gain.

In addition, the proposal meets the definition of a “small development” and does not result in any adverse ecological impacts. As such, a Biodiversity Survey, Biodiversity Metric calculation, or Biodiversity Gain Plan is not required for this application.

It is therefore respectfully confirmed that this development is exempt from Biodiversity Net Gain requirements, and this statement is provided to satisfy the Planning Portal validation requirement.