
ECOLOGY AND BIODIVERSITY STATEMENT

Property Address: 73 Oxford Road, Wokingham, RG41 2YH, UK

Application Type: Householder Application

Proposal Description: Rear Double-Storey Extension;
Alteration of Existing Front Dormers to Double Apex Roofs

The proposed development involves a two-storey extension that will adjoin and extend the existing roof form of the property. The dwelling is a bungalow that include habitable accommodation within the roof space.

As a result of the accommodation within the first floor, the roof space is fully insulated, plastered, and in active residential use. There is no remaining undisturbed roof void or accessible roof area suitable for roosting bats.

The proposed works will extend the existing roof structure only and will not disturb any natural roof features or voids that could support protected species.

The property is located within a built-up residential area and is not in proximity to woodland, mature trees, hedgerows, or water bodies that could provide suitable foraging or commuting habitats for bats or other protected species.

Given that the existing roof is already converted and occupied, and that the proposed two-storey extension will not result in the loss of any potential bat roosting features or other biodiversity assets, the development is considered to pose negligible risk to biodiversity.

Accordingly, no further ecological surveys are considered necessary.