

Biodiversity Threshold Statement

8 Tabby Drive, Three Mile Cross

This application relates to a modest single-storey extension to an existing detached garage within the established residential curtilage of 8 Tabby Drive.

The proposal is located entirely within an existing hard-surfaced driveway and domestic garden area. The development does not involve the removal of trees, hedgerows, or areas of ecological value, nor does it result in the loss of any priority habitat.

The existing garage structure is modern and well maintained. There is no evidence of bat roosting potential within the structure, and no roof void works are proposed that would affect potential habitat. The development will not impact ponds, watercourses, or other ecological corridors.

The application is submitted as a householder development. In accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990, householder applications are exempt from the statutory Biodiversity Net Gain condition.

Given the scale, location, and nature of the development, it is considered that the proposal will not result in any measurable biodiversity loss and does not trigger the requirement for a detailed ecological survey.

Mr & Mrs Ryan & Kay Pridmore