

BIODIVERSITY SURVEY AND REPORT

Design/Planning Support Information

3 WINSTON CLOSE, READING, RG7 1DW

Design and landscape

By way of clarification, the key matter in considering the Householders Planning Application was that the siting would not materially harm the longevity of the statutorily protected landscape. As our proposal is related to loft conversion, no trees will affect the course of construction. In doing so, the essential verdant character will be retained.

Biodiversity

In respect of biodiversity, no changes will propose on the loft area. There is scope to enhance biodiversity as part of the CfSH, the development can be constructed in a sustainable manner and much of this is part of the Building Regulations requirements.

If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before any further work on the buildings proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 from disturbance and harm.

Other material planning considerations:

The Framework and related generic local policies also refer to other material considerations. In this case, they are considered to be:

- Flood matters
- Residential amenity
- Biodiversity enhancement
- Sustainable construction

The site is located in flood zone 1, an area with low probability of flooding and is not subject to any contamination.

The response to climate change along with other factors i.e. promoting energy saving and responding to sustainable construction. This also includes a response to flood and mitigation to promote water saving technology.

Summary

By way of summary, the following matters are set out:

- The design approach and siting in relation to surrounding views and related impacts on trees is not affected.
- All development management matters such as access, car parking, and as well proper provision for waste disposal have been taken into account.
- On appraisal, it is established the extension can be constructed in a sustainable manner and that compliance with prevailing Building Regulations will secure this, along with recycling requirements and the CfSH.
- No undue harm would result to the protected landscape or any ecological interests or habitats.
- On appraisal it is established that there would be no material harm to residential amenity as a result of the proposed conversion.

Conclusion

In light of the foregoing, the application should be granted planning permission.