

## **Biodiversity Survey and Report – Exemption Statement**

The proposed development at 58 Langborough Road involves a single-storey rear extension, loft conversion with a rear dormer, demolition of the existing garage, erection of a carport, installation of an electric vehicle charging point, removal of a chimney and one tree, and various internal and external alterations.

The site is largely residential in character and previously developed, with a limited extent of soft landscaping. The proposed works are confined within the existing residential curtilage and do not extend into or affect any ecologically sensitive or designated areas.

The single tree noted for removal is within a managed residential garden and is not part of a group or habitat feature of significant ecological value. No evidence suggests the presence of protected species or habitats on site, and no watercourses or priority habitats are located nearby.

Accordingly, the development is considered **exempt from requiring a Biodiversity Survey and Report**, in line with current local planning policy and biodiversity assessment guidelines. This conclusion assumes that standard precautions (e.g., checks for nesting birds prior to vegetation clearance) will be followed.