NOTE ON BIODIVERSITY AND PARKING

Why a biodiversity survey and parking provision details are not required for this application

Site	Apple Tree Cottage, Church Lane, Arborfield, Reading RG2 9JA
Proposal	Retrospective householder application: retention of relocated oak-framed garden shelter, link roof (BBQ shelter), log store and rear patio
Document	ATC-GS-10 Rev A · 31 October 2026

1. Biodiversity survey and report

A biodiversity survey and report is not required for this application.

• This is a householder application. It is exempt from the biodiversity gain condition under the householder exemption, as confirmed in the application form.

• Wokingham Borough Council's Local Validation List requires biodiversity information for major and minor development only, not householder applications.

• The works are a detached garden structure and a ground-level patio within the domestic garden. They involve no works to the roof of an existing building and no demolition affecting a potential bat roost, so the Council's bat survey trigger does not apply.

2. Parking provision details

Parking provision details are not required for this application.

• Wokingham Borough Council's Local Validation List requires parking details only where there is a loss of parking or an increase in habitable rooms.

• The works are in the rear garden. They do not affect the driveway or parking area, remove no parking spaces and add no habitable rooms.

• Existing on-site parking, for over six cars, is unchanged (see site plan ATC-GS-07).