

BIODIVERSITY AND PARKING PROVISION STATEMENT

64 Vauxhall Drive, Woodley, Reading, RG5 4EE

Local Planning Authority	Wokingham Borough Council
Pre-Application Reference	261832
Proposal	Proposed two-storey rear extension and single-storey front extension following demolition of the existing

1. Introduction

This statement has been prepared in support of the householder planning application at **64 Vauxhall Drive, Woodley, Reading, RG5 4EE**. Its purpose is to clarify the position in respect of biodiversity requirements and parking provision as part of the planning application submission.

2. Biodiversity

The proposed development relates solely to extensions and alterations to an existing dwellinghouse within its established residential curtilage. The application comprises a two-storey rear extension and single-storey front extension and does not involve the creation of an additional dwelling or a change of use.

2.1 Biodiversity Net Gain Exemption

The proposal is submitted as a **householder planning application**. Householder development is exempt from the statutory mandatory Biodiversity Net Gain requirement. Accordingly, the proposal is considered to fall within the householder development exemption and the statutory requirement to demonstrate a minimum 10% Biodiversity Net Gain and submit a Biodiversity Gain Plan does not apply to this application.

2.2 Biodiversity Survey Position

The Council's pre-application advice did not identify a biodiversity survey as an unconditional requirement. It identified a preliminary bat survey only **if required**. This statement relates to the Biodiversity Net Gain exemption and does not override any separate ecological or protected-species requirement should such a matter be identified as relevant during determination of the application.

3. Parking Provision

The proposed development would **not alter the existing vehicular access, driveway or off-street parking arrangements** serving the property. All existing parking provision would remain available following completion of the proposed extensions. There would therefore be no loss of existing parking spaces and no change to the existing parking layout or access arrangements.

3.1 Pre-Application Highway Advice

The proposal does not create an additional residential unit. The Council's Highways Officer confirmed through the pre-application process that the proposal would **not require any additional parking provision** and that there would be **no impact on the existing car parking arrangement**. The Officer also confirmed that there would be no change in cycle parking requirements and considered the proposal acceptable on highway grounds.

4. Conclusion

The proposed development constitutes householder development involving extensions and alterations to an existing dwellinghouse and is therefore considered exempt from the statutory mandatory Biodiversity Net Gain requirement. In respect of parking, the **existing off-street parking and vehicular access arrangements will remain unchanged**, with no loss of existing parking provision. The Council's pre-application highway advice confirms that no additional parking provision is required. It is therefore respectfully considered that the application provides an appropriate response in respect of both biodiversity requirements and parking provision.