

BIODIVERSITY STATEMENT

PROPOSED TWO STOREY REAR EXTENSION

**110 MATTHEWSGREEN ROAD
WOKINGHAM
RG41 1JT**

For:
Mr Lewis Couper

Introduction

Biodiversity net gain will become mandatory for 'major' planning applications on 12 February 2024 and for 'minor' planning applications on 2 April 2024.

Householder planning applications are generally considered exempt from providing a biodiversity net gain.

Proposal

110 Matthewsgreen Road is a semi-detached property dating from around 1935 and is in need of modernisation.

The proposals are to construct a two-storey rear extension to the property. The existing property has not been previously extended. The design rationale behind this scheme is to create a larger kitchen/living area at ground floor level and allow the reconfiguring of the first floor to create an enlarged bedroom and additional bathroom.

Conclusion

The proposals relate to a single residential householder property and are therefore considered exempt from a Biodiversity Net Gain. Notwithstanding, it is likely that bird boxes and feeders will be introduced as part of ongoing landscaping improvements.

Prepared by:
The Basement Design Studio

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