



Supporting Planning Information

Project: 31 Sutcliffe Avenue, Earley, RG6 7JW

Project no.: 2273

Document ref.: 03-GR-02

Revision no.: 00

Issue date: 23.01.2026

Biodiversity Survey and Report

The proposal involves the removal of two garden plants, identified on drawing A119b as T1 and H1, to accommodate the proposed side extension.

Both plants are shrubs, located within a domestic garden and not forming part of any priority habitat, wildlife corridor or semi-natural vegetation. Their removal does not result in the loss of habitat of a type identified as requiring ecological assessment under national or local policy.

The Wokingham Borough Council Constraints Map confirms that the site is not located within a bat consultation or habitat zone.

Given the small scale of development, the limited nature of vegetation removal and the absence of ecological constraints affecting the site, it is considered that the proposal would have no likely significant effect on biodiversity.

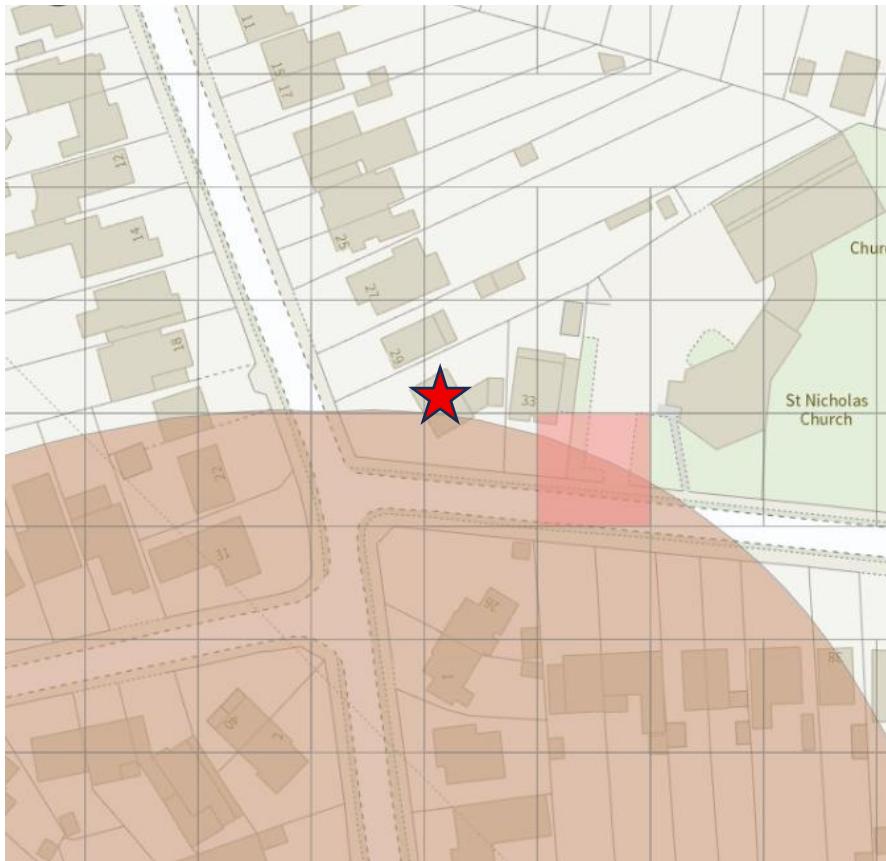
A formal biodiversity survey and report is therefore not proportionate or necessary in this instance, and it is respectfully requested that the application be treated as exempt, in line with national guidance and local validation requirements.



Plant ref T1



Plant ref H1



Wokingham Borough Council Constraints Map – Ecology and Environment

Parking Provision Details

The proposal retains the existing vehicular access and driveway entrance serving the property.

The works include an increase in the usable driveway area within the existing residential curtilage to improve on-site parking provision. No additional access points are proposed.

The existing driveway is surfaced in tarmac, with adjacent soft landscaping. The extended driveway area will be formed using permeable or porous materials, or otherwise designed to ensure that surface water drains sustainably within the site, in accordance with current guidance on hardstandings within domestic front gardens.

Final surfacing materials will be selected at a later stage, but will be permeable in nature and will not result in increased surface water runoff to the public highway or sewer network.

The proposal therefore complies with local and national policy relating to parking provision, access and sustainable drainage.