

Biodiversity report

Proposal: Front extension, garage conversion, change of rear fenestration and internal alterations.

Site: 11 Chackfield Dr, Wokingham, RG41 5PH

Date: March 2026

3rd March 2026

Bath Office
6 Fair Close, Norton St. Philip, Bath
BA2 7LD

1. Summary

1.1 Proposed works: It is proposed to build a double storey extension, with a total footprint of 4m² to infill the front most Southern corner of the house. There is a new door opening on the side elevation, to access the new utility room, and a change from a rear door to a new set of double doors.

1.2 Key Findings:

Site composition: A small residential garden, (~150m²) featuring a combination of hard-standing patio, managed lawn and minimal shrubbery.

Habitats: There are no apparent habitats on site. The minimum distance to Ancient Woodland is 540m. The closest farmland is ~110m away, in straight line.

Impact: It is believed that the development would have negligible impact or biodiversity loss (~4m²), as it would be replacing already existing hardstanding driveway.

Biodiversity Net Gain (BNG): As quoted on Wokingham Borough Council website, *What is biodiversity net gain (BNG) and when is it happening?;*

How does it fit into planning?

*The biodiversity net gain requirement has been agreed by the Government and is additional to existing local and national policy and guidance. If permission is granted then a statutory condition, called the General Biodiversity Gain Condition, is applied – this condition cannot be changed or removed. **Not every development will need to provide biodiversity net gain.** A full list is available on the [Gov.uk website](https://www.gov.uk) but **householder applications do not need to provide net gain information.** The documentation needed for biodiversity net gain is contained in our local validation list which is available on our [how to apply page](#).*

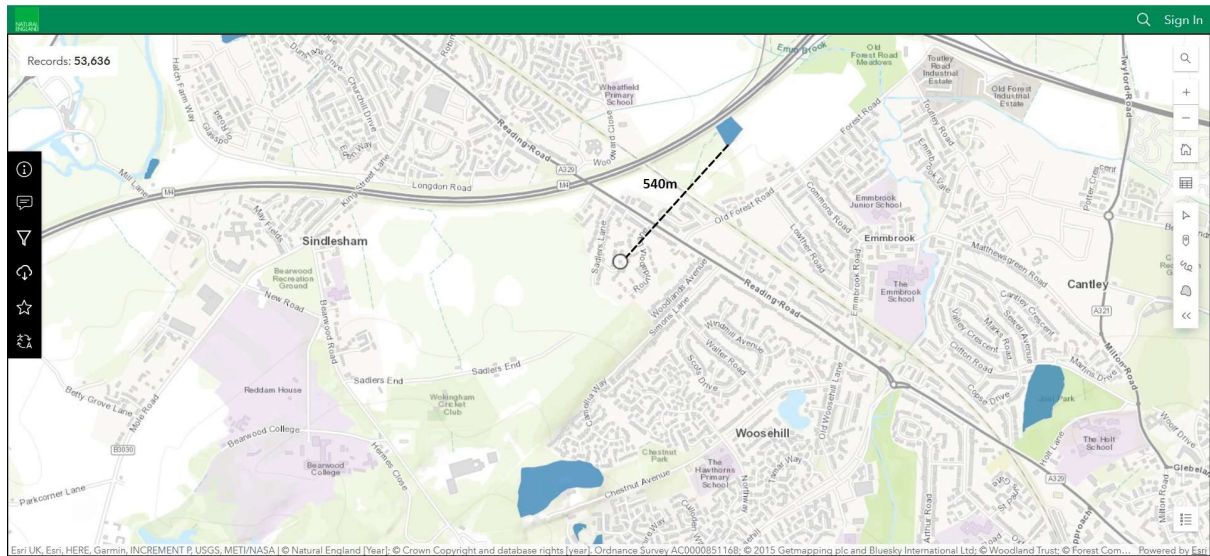


Figure 1: DEFRA – Natural England; Distance form RG41 5PH to the nearest Ancient Woodland