

Biodiversity Report

Project: Proposed Dormer Window Installation

Location: 62 Cannock Way, Lower Earley

Date: 03/05/26

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1. Introduction

This report assesses the potential impact of installing a dormer window on local biodiversity. It identifies existing ecological features, evaluates risks to wildlife and habitats, and recommends mitigation measures to ensure compliance with environmental regulations and best practices.

2. Site Description

The property is a residential building with an existing pitched roof. The surrounding area consists of suburban characteristics, including nearby gardens, trees, and possible wildlife corridors.

The proposed development involves the construction of a dormer window on the front roof slope.

3. Ecological Context

The site lies within a built environment but may support urban biodiversity. Features of ecological interest include:

- Roof voids that may provide roosting opportunities for bats
- Eaves and gaps suitable for nesting birds
- Nearby vegetation supporting insects and foraging wildlife

No statutory designated sites are located within the immediate footprint of the development.

4. Survey and Findings

We conducted a visual survey as follows

- Visual inspection of the roof exterior and interior (where accessible)
- Assessment of potential habitats for protected species

Findings:

- No direct evidence of bats (e.g., droppings, staining) was observed.
 - The building provides low potential for nesting birds, particularly during breeding season (March–August).
 - No rare or protected plant species were identified.
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5. Impact Assessment

The proposed dormer window may result in:

- Disturbance to nesting birds if works occur during breeding season
- Minor, temporary disruption during construction

Overall, impacts are considered **low**, provided appropriate mitigation measures are implemented.

6.Enhancement Opportunities

The development presents opportunities to enhance biodiversity:

- Installation of bird nesting boxes
 - Installation of bat boxes or integrated bat bricks
 - Use of native planting in surrounding garden areas
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7. Legislative Considerations

All works will comply with relevant wildlife legislation, including:

- Protection of bats and nesting birds under applicable laws
 - Duty to avoid harm to protected species
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9. Conclusion

The proposed dormer window installation is unlikely to result in significant adverse effects on biodiversity. Precautionary checks and good construction practices will ensure compliance with environmental requirements.
