

Biodiversity Statement

Proposed Development:

6m Single-Storey Rear Extension with GRP Flat Roof

Site Address:

36 Westlands Avenue

Reading

RG2 8EB

1. Introduction

This Biodiversity Statement has been prepared to support a householder planning application for the proposed construction of a 6-metre single-storey rear extension with a flat GRP roof at the above address.

The statement assesses the potential impact of the proposed development on biodiversity and demonstrates that the works will not result in ecological harm and are compliant with relevant planning policy.

2. Existing Site Conditions

The application site comprises a residential property with a rear garden area.

- The immediate area of the proposed works consists of:
 - Partly **concreted patio**
 - Partly **loose gravel surfacing**
 - There are:
 - **No trees within or adjacent to the footprint**
 - **No shrubs, hedgerows, or planted vegetation**
 - **No grassed or natural habitat areas**
 - The site and its surroundings are **entirely urban and heavily managed**.
 - There are **no visible ecological features** such as ponds, log piles, or undisturbed habitats.
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3. Assessment of Ecological Value

Given the absence of vegetation and natural features:

- The site has **negligible ecological value**.
- It does not provide:

- Suitable habitat for protected or priority species.
 - Foraging, nesting, or sheltering opportunities for wildlife.
 - The hardstanding and disturbed ground conditions further reduce biodiversity potential.
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4. Potential Impact of Development

The proposed extension will be constructed entirely on previously developed and hard-surfaced land.

- **No vegetation clearance is required**
- **No trees or root protection areas will be affected**
- **No habitats will be lost or fragmented**
- Risk to protected species (e.g., bats, birds, hedgehogs) is considered **negligible**

Therefore, the proposed development will have:

No adverse impact on biodiversity

5. Biodiversity Net Gain (BNG) Consideration

Under the Environment Act 2021, biodiversity net gain (BNG) is generally required for development; however:

- Small-scale householder applications such as this are typically **exempt from mandatory BNG requirements**
 - The site conditions (fully hardscaped, no habitats) mean there is **no measurable baseline biodiversity**
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6. Recommendations (Good Practice Enhancements)

Although not required, the following measures will be incorporated voluntarily to contribute to local biodiversity:

- **1 x bee/insect box**
- Use of:
 - **Permeable materials** where practical
- Inclusion of:
 - **Planters or small areas of planting**

These measures are optional and proportionate to the scale of development.

7. Conclusion

The proposed 6m single-storey rear extension:

- Is located entirely on **existing hardstanding**
- Will result in **no loss of habitat or vegetation**
- Will have **no negative impact on biodiversity**
- Is **compliant with local and national planning policies** relating to ecology

Accordingly, the proposal is acceptable in ecological terms and does not require further ecological surveys or mitigation.