



The Quadrant Centre, Limes Road,
Weybridge Surrey, KT13 8DH, UNITED KINGDOM
Registered Number 15615349

T: 07470288667

E: info@coordesign.co.uk

W: www.coordesign.co.uk



Statement Regarding Biodiversity Net Gain Condition

Proposal: Garage conversion and single-storey rear extension, including alterations to the external door, and installation of 3 No. roof windows and 2 No. sun tunnels.

Location: 13 Chiltern Crescent, Earley, Reading, Berkshire RG6 1AL

Project No. **25027**

Date: **January 2026**

Client: **Ms Fatima Talhi**

This application is for a householder development at 13 Chiltern Crescent, Earley, Reading, Berkshire RG6 1AL. The proposed works consist of alterations and extensions within the curtilage of an existing dwellinghouse, for purposes incidental to its enjoyment.

In accordance with Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the proposal falls within the definition of a householder application.

Therefore, the development is exempt from the biodiversity gain condition set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990, which requires a 10% net gain in biodiversity value.

Conclusion: The biodiversity gain condition does not apply to this application.