

Biodiversity Net Gain Exemption Statement

Site Address: 27 Wedderburn Close, Winnersh, Wokingham, RG41 5NY

Proposal: Single storey front extension to existing attached garage.

Statement: This application is for a **Householder development** as defined in the Town and Country Planning Act. The proposed extension is **small-scale (approximately 3.3 sqm)** and affects only existing paved driveway/hardstanding. The development does not impact any onsite priority habitats or protected species.

Therefore, this development is **Exempt** from the statutory Biodiversity Net Gain requirement (De Minimis exemption).