

Statement of Non-Applicability Application Site: **38 Robinhood Lane, Winnersh, Wokingham, RG41** **5NG**

Date: 9th May 2026

Planning Reference: PP-14908043

This statement addresses two items on Wokingham Borough Council's Local Validation List that are not considered applicable to this householder application.

Biodiversity Survey and Report

The proposed works comprise internal reconfiguration of the ground floor, partial conversion of the integral garage to form a downstairs WC and boot room (internal only), replacement of front elevation tile hanging with fibre-cement cladding fixed over external wall insulation, and minor alterations to the rear elevation involving infill of two existing openings and replacement of an existing sliding door with bi-folding doors. The works are confined to the existing building footprint and an established residential curtilage. No vegetation removal, ground disturbance, roof or soffit works, or works affecting potential habitat for protected species are proposed. There is no reasonable likelihood of protected species being affected by the development.

Parking Provision Details

The proposed works do not affect existing car parking arrangements. The driveway and existing off-street parking provision remain unchanged. The garage door is retained on the front elevation, and no new or altered vehicle access to or from the public highway is proposed.