

BIODIVERSITY SURVEY AND REPORT

Address: Sandastra, Heath Ride Wokingham, RG40 3QE
Proposal: Erection of a single-storey front porch; extension to existing bay windows; alterations to front and rear window openings; material changes to existing dormer windows and changes to external landscaping.
Local Planning Authority: Wokingham Borough Council

1. Executive Summary

This report has been prepared to satisfy the biodiversity validation requirements for the proposed development. A key constraint of this project is that the existing roof structure, including tiles, felt, soffits, and eaves, remains entirely unchanged. As there is no intervention at the roof level, the risk to protected species (specifically bats and nesting birds) is negligible.

2. Site Context and Proposal

The application site consists of a detached residential dwelling with a roof constructed of concrete tiles. The proposed works are limited to the construction of a single storey porch extension.

It is confirmed that

- No roof tiles will be lifted or replaced.
- No changes will be made to the roofline or pitch.
- No works will take place within the loft void.
- No fascias, bargeboards, or soffits will be removed or modified.

3. Protected Species Assessment

Bats and Roosting Habitats In line with the Wokingham Borough Council Biodiversity SPD, a survey is typically triggered by works to the roof. However, as the building envelope at the roof level is being retained in its current state, there is no risk of destroying a roost or "entombing" bats. The connectivity to the surrounding landscape remains unchanged.

Nesting Birds There is no planned removal of trees, hedgerows, or overhanging vegetation. Furthermore, since the eaves and guttering are not being modified, there is no impact on potential nesting sites for swifts, swallows, or house martins.

4. Mitigation and Biodiversity Net Gain

While the project has no direct impact on existing habitats, the following "Proportional Enhancements" are proposed to align with local biodiversity targets:

- Wildlife Lighting: Any new external lighting will be downward-pointing and PIR-sensored to minimize light spill and protect nocturnal foraging corridors.
- Nesting Opportunities: One woodcrete bird box will be installed on a quiet aspect of the property to provide a permanent enhancement for local bird populations.

5. Conclusion

Given that the roof remains undisturbed, the proposal does not meet the "trigger" requirements for a Full Phase 1 Habitat Survey. The development is compliant with the National Planning Policy Framework (NPPF) regarding the conservation and enhancement of the natural environment.