

**Biodiversity report/ Planning Statement
4 ROWAN CLOSE
Wokingham
RG41 4BH**

**According to the Planning constraints map checker the property is not within the bat zone.
Photographic evidence can be supplied if necessary.**

This application supersedes planning application No. 251334 dated 15 August 2025.

This application includes matters covered by application 251334 such as the drive alterations and formation of the utility room with side windows and door. However the front extension and garage conversion has been omitted from new application.

The application includes a smaller porch extension and a rear single storey extension.