

**Biodiversity report
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.**

Planning policy-

The front porch / lounge extension has been carefully design to consider the guidance from the Wokingham Borough Council 'Design Guide' Residential extensions & alterations, the following extracts have been considered within the design:

- The design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast;
- The roof form of the extension should take its form from the main building. In certain circumstances contrast may be desirable.
- The materials selected for alterations or an extension should match or improve upon the quality of those of the existing building;

The existing front elevation is set well back from the indicative building line in the close, with the garage element projecting forward of the main front elevation, but still behind the projected building line. The new front porch/ lounge extension is single storey and follows the design of the existing house vernacular and is subservient to the main house and garage. These elements match the existing vernacular and compliment the overall design, whilst maintaining the characteristics of the property within the street scene. The proposed extension to set well back from the garage and cannot be seen from the highway of Rowan Close.

- Front extensions and porches - Generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line. Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. Porches (ie not fully enclosed extensions) should generally project less than 2m forward of the building line. The overriding consideration in all cases will be the impact on the street scene and local character.

The proposed extensions fulfil the requirements of the WBC design guide.