

Biodiversity Net Gain (BNG) Exemption Statement

This statement sets out why the proposed development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements under the Environment Act 2021 and associated regulations.

1. Type of Development – Householder Application

The proposal constitutes a householder application, involving the partial conversion of an existing domestic garage to non-habitable ancillary space within the curtilage of an existing dwelling.

National guidance confirms that householder applications are exempt from BNG requirements. Householder development includes works such as extensions, loft conversions, and similar small works to an existing dwelling, as defined under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Therefore, the proposal qualifies under the Householder Application Exemption.

2. Development Scale – Well Below the De Minimis Threshold

BNG does not apply where a development:

- Impacts less than 25m² of non-priority on-site habitat,
- Impacts less than 5m of on-site linear habitat, and
- Does not impact any priority habitat.

The proposal involves alterations entirely within the existing building footprint. No external works are proposed and no soft landscaping, soils, vegetation or linear features will be removed or altered. Therefore, it results in:

0m² habitat loss,

0m loss of linear habitat,

0 impact on any priority habitat.

This places the proposal firmly within the de minimis exemption provisions.

3. No Change to Baseline Biodiversity Value

The garage is an existing, sealed, built form. Buildings and hard surfaces are assigned a zero biodiversity value in the statutory metric, meaning their reuse or alteration cannot decrease biodiversity value. [defraenvir...log.gov.uk]

As the works occur entirely within an existing structure, the biodiversity baseline remains unchanged.

4. Conclusion

The proposed development is exempt from mandatory Biodiversity Net Gain because:

It is a householder application, which is explicitly listed as an exempt category. It affects no on-site habitat, remaining well below the de minimis threshold. It involves alterations within an existing built structure, which carries no biodiversity value under the statutory metric. Accordingly, a BNG Metric, Biodiversity Gain Plan, or related documentation is not required.