

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 31 October 2024

Re: Planning application ref: PL/24/1253

Address: 44 BERKELEY AVENUE, READING, RG1 6JE

Description: Demolition of existing garage, rear garden room and entrance block with wc and replacement with a 2 storey side extension to form 2No. one-bed flats along with amendments to parking and access for front

The application site is a detached dwelling with attached garage and front and rear gardens. It is proposed to extend the building to create two additional one-bedroom flats with the front garden used for parking and access.

Given the relatively good condition of the house as viewed on Google maps, along with the extent of the works, it is thought unlikely that bats or other protected species will be adversely affected by the proposals. As such, there are no objections to this application on ecological grounds

Please note: the Proposed Front & Rear elevations plan (al3d Studio, Sept 24) appears to have the elevations wrongly labelled and should be corrected.

Biodiversity Net Gain

The application form states that the development will affect less than 25m² of on-site habitat and this is supported by a plan showing the areas of garden that will be affected. As such the application is not subject to mandatory BNG.

Exemption: Development subject to the de minimis exemption (development below the threshold) **Reason for selecting exemption:** The development will affect less than 25m² of on-site habitat