

There are unlikely to be any significant ecological issues associated with this development.

Protected Species

The development is shown as restricted to the existing garden lawn with all trees retained and the existing outbuilding also retained. We also have no records of species such as great crested newts from the locality. I am therefore satisfied that it is very unlikely that any protected species will be effected by this development.

Nesting Birds

Existing trees, hedge and shrubs will be retained. Whilst some disturbance is theoretically possible and some incidental removal may occur post permission, I am satisfied that the risks are very low and can be dealt with via an informative along the following lines.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Other Wildlife

Whilst it is likely that other wildlife occasionally traverse the garden, such as hedgehog and common toad, both priority species, given the nature of the site, a lawn and minor scale of the development, I am satisfied that the risks of accidental harm during construction are very low. No further information or measures are required.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section N2.1 part d) of the NPPF 2026 states that development proposal: should: Conserve and enhance existing natural features of visual, historic or nature conservation value. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the loss of lawn to development. There appear to be no wildlife issues that will require mitigation.

I am satisfied that the development is exempt from mandatory 10% BNG under the small-development rule. I.e development under 0.2ha. Note the self-build exemption rule no longer applies.

The applicant notes that biodiversity enhancement measures will be incorporated in to the development. The details can be provided via a pre-commencement condition and could include measures such as integrated bird or bat boxes, a native tree or native boundary hedge planting.