

Summary

It appears that a small amount of vegetation was removed to facilitate this part retrospective application. Mitigation should therefore be provided for loss of bird nesting habitat.

Protected Species

Based on google earth a small amount of trees and scrub required cutting back/removing to facilitate this largely complete development. An ecological appraisal has however been provided and I accept that it is very unlikely that any protected species would have been effected by the proposal. No further information or measures are required.

Nesting Birds

It appears based on google earth that cutting back of woody vegetation occurred potential bird nesting habitat. As the works are completed no bird nesting condition is required.

Other Wildlife

As for nesting birds as the work are effectively completed no precautionary working measures during construction are required.

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

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

As retrospective it is unclear what habitats if any have been lost as whilst vegetation has been removed, it is unclear how far the existing developed land extended under this vegetation. Given the minor scale of the works any such losses are negligible to minor.

BNG does not apply, as retrospective, therefore the statutory condition cannot be applied. It is also possible that the development would have been exempt under the de minimis rule.

As some vegetation has been removed, I recommend some form of mitigation for loss of bird nesting opportunities. I therefore recommend a bird box is attached to the eastern/rear elevation of the garage. The details can be provided via condition.