

Proposed Development: Proposed 2 storey extension.

Site Description: Semi-detached (circa 1930) property with front and rear garden areas mostly set to lawn. Rear garden includes a grassed lawn with a couple of shrubs and bushes. A paved patio occupies the immediate area at the back of the existing house with a concrete drive that extends from the front of the property to an existing garage. Boundary walls comprise of a privet hedge that runs along the right hand side of the property adjacent to number 87, a concrete block wall runs along the left side of the property adjacent to number 91. The rear boundary comprises of a wooden fence. The front garden contains several bushes and a lawn.

Surrounding Area Description: Application site is located in a frontage of similar properties, with similar properties located at the rear. The localised area outside of existing properties is generally wooded.

Development Impacts: proposed extension is to replace the small kitchen and add a living dining area to the ground floor to match the size of the adjoining property (number 91). The upstairs is to replace the existing very small third bedroom with a larger room and replace the current staircase which is steep and narrow. The extension will replace part of the current concrete/paved patio and garage, no garden will be lost to the rear of the development and half of the front garden will be lost to extend the drive.

Biodiversity Enhancements Proposed: For the vegetative cover lost (lost front lawn) it is proposed to plant an additional 2no trees with the front and rear gardens and a native hedge and shrubs in the rear of the property as well as the tree. The existing privet hedge on the boundary to number 87 will be retained and a new wildlife friendly hedge will be planted on the boundary between ourselves and number 85. This would create additional connectivity taking into account the impacts and surrounding wooded features. No external lighting proposed, and therefore no impacts beyond the limited localised issues within garden.

The concrete drive will be replaced and extended using a permeable material.

The front garden will be converted from lawn to shrubs, bushes and grasses, the existing holly and rose bushes will remain and a tree planted.

Conclusion: It is considered that subject to the above, that the proposed development would maintain and / or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by the planting of trees, shrubs, grasses and a wildlife friendly hedge.

The above would ensure that any adverse environmental effects are compensated as far as reasonably practicable.

Anna Elkin Dated: 30/10/2024