

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 and brick wall. 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 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 and create an extra parking space.

Biodiversity Enhancements Proposed: For the vegetative cover lost (lost front lawn) it is proposed to plant low level bushes and decorative grass instead of the remaining lawn keeping the current holly and rose bushes. An additional 2 trees to be planted in the rear garden with a native hedge and shrubs in the rear of the property. 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. A bat box will be placed on the brick wall at the rear of the property. 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 additional car parking space created in the front garden will be made from a permeable material.

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: 11/11/2024