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EST 2010

BNG Exemption Statement

Proposal:
Change use of existing dwelling house to an office use Class E whilst extending the existing out building to allow B2 usage. Parking at the front of the property and a business sign above the door 500mm x 500mm

BNG Exemption:

The development is exempt for Biodiversity Net Gain under the De minimis exemption Regulation 4 -

(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a)less than 25 square metres of onsite habitat that has biodiversity value(1) greater than zero; and

(b)less than 5 metres in length of on-site linear habitat.

The site is not being amended to impact any biodiversity values. The extension to the garage is enveloping the existing concrete base. Therefore does not impact an area of on-site habitat larger than 25 square meter.

Conclusion:

The proposed development meets the de minimis criteria to be exempt of BNG (Section 73A), which are exempt.