

BNG Exemption Statement

11 Church Street, Donington, PE11 4UA

Bear Guru Property Partners Limited

Retrospective Planning Application for the Conversion of a Single Dwelling into Three Self-Contained Flats

Summary of Proposed Development

This application seeks retrospective permission for the internal conversion of an existing two-storey chalet bungalow (Use Class C3) into three self-contained one-bedroom residential flats: Flats 11A, 11B, and 11C. No changes have been made to the external footprint, garden, or hardstanding. All modifications are confined to the internal layout of the existing building.

Reason for Biodiversity Net Gain (BNG) Exemption

This development is exempt from the Biodiversity Net Gain requirement under the Town and Country Planning Act 1990 (as amended), Schedule 7A, for the following reasons:

1. No Impact on Existing Habitats:

The development does not result in the loss, reduction, or disturbance of any natural or semi-natural habitat. All works were conducted within the existing structure, with no excavation, demolition, or interference with greenfield land or vegetated space.

2. Internal Conversion Only:

The development involves a reconfiguration of internal walls and spaces only. No external works have been carried out which would affect biodiversity, and there is no associated development on land with ecological value.

3. No New Build or Surface Expansion:

The proposal does not involve new construction, groundworks, or the creation of additional hard surfaces that might result in habitat loss.

4. Urban Location with No Priority Habitat Present:

The site is located within a built-up village setting and the building occupies the majority of the plot. There is no known priority habitat on the site as defined by Natural England.

Conclusion

As the proposal constitutes a retrospective internal-only residential conversion with no external development, no habitat loss, and no impact on ecological features, it meets the criteria for exemption from the BNG requirements introduced in February 2024. We respectfully request that this exemption be accepted in accordance with current statutory guidance.