

**Proposed Change of Use from a Redundant Commercial Premises to a Residential HMO –
90 Acacia Avenue – Exemption from Biodiversity Net Gain**

The proposal at 90 Acacia Avenue is exempt from Biodiversity Net Gain under the de minimis exemption. The reason for this is that the demolition of the garage is the only external change to the dwelling, and as the garage area only measures 13.1m², this falls under the 25m² threshold and likewise the proposed changes bear no impact 5m linear of habitat.