Architectural Design Services
www.brammadesign.co.uk

Durham House, 44 Northorpe Road, Donington
Spalding, Lincolnshire. PE11 4XU
07837 735718
info@brammadesign.co.uk

BNG Exemption Statement

Flat 15, Grange Court, Grange Drive, Spalding, PE11 2EG

THE PROPOSAL:
The application is for full planning permission to change an existing window to glass door with side screen to access a proposed new roof terrace on an existing flat roof top for seating

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 onsite linear habitat.

This is a proposed change to an existing window and flat roof area which has a bitumen felt surface which therefore does not impact an area of on-site habitat larger than 25 square meter.

IN CONCLUSION:

The proposed development meets the de minimis criteria to be exempt of BNG