

BNG STATEMENT

The proposed dwelling is a replacement dwelling for the existing property which has been severely damaged by fire.

The proposal will occupy the same footprint as the existing (utilising the existing foundations and floor slab), with minimal extensions which will occupy the existing paved areas.

It is also noted that the occupants run their business, growing flowers and greenery, from the tenancy land adjacent to the property, which already has a positive effect for birds and insects.

In this circumstance there will clearly be no loss of habitat or detrimental impact on either the environment or wildlife as the proposal is a simple replacement. It is therefore considered that the expense in preparing a BNG would not be justified for the proposal and would appear to be an 'unfair' request given the nature of a fire damaged rebuild.

Although the existing property has no such provision, we would consider the inclusion of bat and bird nesting boxes to be a worthwhile improvement and be willing to incorporate any sensible improvements such as these during the rebuilding of the property.