



Biodiversity Exemption Statement

Proposal: Garage Conversion, Single-Storey Rear Extension, Internal Remodelling, Hip-to-Gable Loft Conversion with Dormer, Front Extension and Porch Addition

At

Address : 57 Pavilion Way, Ruislip HA4 9JR

1. Introduction

This Biodiversity Statement has been prepared in support of a householder planning application at **57 Pavilion Way, Ruislip, HA4 9JR**. The proposed works include a garage conversion, single-storey rear extension, internal remodelling, hip-to-gable loft conversion with dormer, and a front extension including a porch. The purpose of this statement is to assess the potential ecological impacts and confirm that the development is unlikely to affect protected species or habitats.

2. Site Description and Context

Location: The site is a detached residential dwelling within a suburban setting.

Setting: The surrounding area is predominantly residential, with other detached and semi-detached houses with private gardens.

Current Use: Residential.

Habitat Description:

- The property has managed gardens and hardstanding areas with no trees, hedgerows, or significant vegetation.
- There are **no ponds, watercourses, or priority habitats** on the site or within falling distance of the proposed development.

3. Proposed Development

The works comprise:

- Garage conversion into a utility and playroom.
- Single-storey rear extension to enlarge kitchen and dining areas.
- Internal remodelling to add a pantry and a ground-floor toilet.
- Hip-to-gable loft conversion with dormer to provide an additional bedroom and en-suite.

- Front porch and front extension to enlarge the lounge and improve frontage proportion.

All works are **confined within the existing residential curtilage** with no alterations to vegetation or gardens.

4. Ecological Considerations

4.1 Designated Sites

The property is not within or adjacent to any statutory or non-statutory designated site for nature conservation. There are no nearby Sites of Importance for Nature Conservation (SINCs) or Local Wildlife Sites that could be affected.

4.2 Protected and Notable Species

- **Bats:** No roof features essential for roosting are being removed or altered. No risk to bats is anticipated.
- **Birds:** No trees, hedges, or shrubs will be removed; nesting sites remain unaffected.
- **Other Fauna:** The site lacks features suitable for hedgehogs, amphibians, or reptiles. No impact is expected.

4.3 Precautionary Measures (Optional)

Although no significant ecological impacts are anticipated, standard good practice can be applied:

- If any minor vegetation work is required, avoid bird nesting season (March–August).
- Hand-clear any low vegetation to allow small fauna to vacate naturally.
- Minimise external lighting to reduce disturbance to nocturnal wildlife.

5. Conclusion

The proposed development at 57 Pavilion Way:

- Does not involve removal of trees, hedgerows, or natural habitats.
- Will not impact protected species or nearby designated wildlife sites.
- Falls entirely within the residential curtilage with negligible ecological risk.
- No further ecological surveys or mitigation measures are required.

The development complies with local and national biodiversity policies, including the NPPF, and may optionally incorporate minor biodiversity enhancements such as bat or bird boxes to support local wildlife.