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Biodiversity Enhancement Statement

Site: 27 Ingleside Crescent, Lancing.

Proposal: Proposed Loft Conversion with Front and Rear Dormers, Side Hip-to-Gable Roof Extension and Front Rooflight.

1. Introduction

This statement accompanies the planning application for a loft conversion at 27 Ingleside Crescent, Lancing. It describes the measures proposed to protect existing habitats and provide proportionate biodiversity enhancements as part of the roof alterations.

2. Existing Site and Proposed Development

The proposal comprises front- and rear-facing dormers, a side hip-to-gable roof extension and a front-facing rooflight, to provide additional accommodation within the existing dwelling. The works are confined to the existing building and do not require an extension of its ground-level footprint. No removal of garden vegetation is proposed as part of the development. Existing garden habitats will be retained.

3. Protection of Existing Habitats

Any existing planting close to scaffolding, access routes and storage areas will be protected during construction. Building materials, spoil and equipment will be kept away from retained vegetation, and unnecessary damage or compaction will be avoided. Roof and eaves works will preferably take place outside the main bird nesting season, generally March to August inclusive. Areas affected will be checked for active nests before work at any time of year. Work affecting an active nest will be postponed until it is no longer in use.

4. Biodiversity Enhancement Measures

Bird nesting provision

One durable bird nesting box will be installed on the east-facing wall of the dwelling, approximately 2 to 3 metres above ground level. The box will be positioned away from opening windows, regular disturbance, strong direct sunlight and external lighting, with a clear approach to its entrance.

External lighting

Any new external lighting will be limited to that needed for safe access. Lights will be directed downwards and away from vegetation, the bird box and any identified bat access points. Low-output, warm-white fittings with timers or motion sensors will be used to minimise unnecessary illumination.

5. Implementation and Maintenance

The bird box will be installed before the converted loft accommodation is first brought into use and will be retained thereafter. The bird box will be checked periodically and maintained in good condition. Cleaning or repairs will be undertaken only when it is unoccupied, and a box that becomes unusable will be replaced with one of similar wildlife value. Retained garden planting will be maintained with regard to wildlife. Routine pesticide use will be avoided, and any necessary vegetation trimming will be subject to checks for active bird nests.

6. Planning Policy and Conclusion

Adur Local Plan 2017 Policy 31, Biodiversity, seeks the protection, conservation and, where possible, enhancement of biodiversity, including protected and priority species. Householder development is exempt from the statutory biodiversity net gain requirement. Nevertheless, the proposed bird nesting provision and retention of existing garden habitats will provide proportionate biodiversity enhancements alongside the roof alterations. These measures, together with appropriate checks and protection for nesting birds, will support biodiversity while accommodating the proposed loft conversion.