

Applicant :
Dolly Property Limited,
132 Pavilion Road, Worthing
West Sussex BN14 7L

Proposal :
CONVERT LOFT SPACE, INCLUDING NEW REAR DORMER WINDOW,
TO CREATE NEW 2nd FLOOR APARTMENT

Planning Portal reference : PP-14090556

BNG statement

In terms of the biodiversity legislation the proposal is considered subject to the de minimis exemption.

The exemption is designed to cover planning permissions for:

- Development which only impacts on onsite habitat with a biodiversity value of zero so no gain would be required if there was no exemption;
- Developments where there is only a de minimis impact on other onsite habitat to ensure biodiversity net gain is applied proportionally;
- Minor development in established areas of habitat where the development would have less than 25 square metres (or less than 5 metres for linear habitat) impact on this habitat (unless priority habitat); and
- Change of uses to development where there is no or only a de minimis impact on onsite habitat.

The government website references an example <https://www.gov.uk/guidance/biodiversity-net-gain>;



[Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain)

Planning practice guidance on biodiversity net gain. Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on ...

www.gov.uk

The property is an existing residential building (end of terrace house) and the proposal is to convert the roof space only, by construction of a new dormer window; i.e. works within the fabric of the current building. Therefore no additional structures will be added to the building which would involve cutting or excavating the existing landscaping or amenity around the property.

The proposal will have no or only a de minimis impact on onsite habitat.

It therefore meets the above exemption criteria.