

Biodiversity Statement

**Change of Use – Summerhouse and Garages to
Studio Flat and Garage**

**Rear of 2 Fielding Avenue
Twickenham TW2 5LY**

Prepared by

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On behalf of

Mr J Joyce

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Following receipt of pre-application advice with regard to making a planning application for change of use of an existing summerhouse/garage block to a one-bed studio flat, we have been advised on the need to include a Biodiversity Statement.

As can be seen from the application plan, drawing 2020-13 PL005 and site inspection, the majority of the site is currently covered by buildings, including the summerhouse/garage for which change of use is being applied for plus an additional garage and standalone store.

The remainder of the site is comprised of hardstanding.

There are no trees or other forms of vegetation other than in the neighbouring property, Fielding Close.

Accordingly, the site does not and does not have the potential for providing any form of habitat for wildlife.

The existing structures have clear span, open vaulted, shallow pitched roofs with no eaves ventilation or other apertures and do not and do not have the potential to support any wildlife or protected species.

The proposed conversion of the existing summerhouse/garage follows a similar roof line to existing being slightly raised to accommodate new ceiling height legislation.

The new replacement garage will have a shallow mono-pitch roof.

Neither construction will create roof voids that would provide roosts or habitats for bats or birds. However, we are happy to have any reasonable condition appended to the planning permission that requires, for example, bird boxes.

Similarly, the proposal does not create any soft landscaping or any opportunity for tree planting. The applicant simply requires a low maintenance hard surfaced courtyard which, in any event, is required as the courtyard doubles up as the access drive to the garage.

The conclusion therefore is that whilst the proposal does not make a positive contribution, it does not aggravate the extant situation and accordingly has a neutral effect on biodiversity.