

Biodiversity Net Gain Exemption Statement

TA/2025/208 - WOODEND MILL, WOODEND, EGREMONT For MR PHILLIP TOOMEY

ALTERATIONS TO EXISTING DWELLING INCLUDING THE ADDITION OF A TWO STOREY EXTENSION TO EAST ELEVATION AND SINGLE STOREY EXTENSION TO WEST ELEVATION, ALTERATION AND CONVERSION OF EXISTING STORE TO FORM ADDITIONAL DOMESTIC ACCOMMODATION INCLUDING ALTERATIONS TO THE ROOF

The proposal falls into three separate parts.

- Alterations to the existing domestic store previously approved as domestic in 2022. This has been used for many years as garaging for the owner's vintage cars. It is an existing building and does not diminish the biodiversity unless you take into consideration the applicant own efforts to prevent damage to his vehicles from vermin. I'm not aware that vermin contribute to biodiversity but I'm willing to be enlightened.
- The existing dwelling which does not impact at all on any loss of biodiversity as it only covers its existing footprint.
- The second storey extension. To achieve this an external store must be demolished. This store has a gross plan of 12.76 square metres. The gross plan of the first-floor extension is 27.29 square metres. This makes the are of ground lost 14.53 square metres which exempts the building because it is less than 25 square metres which is the minimum requirement for "BNG" to be relevant.

The works are exempt under the de minimis exemption

The proposed application is exempt from the Biodiversity Net Gain conditions as described above not only because it does not meet the required area, but it is also a domestic/ residential extension.

The application was originally submitted as a householder application, but I was advised to change it to a full application which has necessitated and exemption notification.

The de minimis exemption applies as the work does not impact on any onsite priority habitat as stated by the Secretary of State for Environment, Food and Rural Affairs under section 41 of the Natural Environment and Rural Communities Act 2006.

The development does not impact on any onsite habitat.

The site does not have any recognised priority habitats.

The development will not impact on any onsite linear habitats such as hedgerows.

The development is also classified as "small development" under the article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015(1) also making it exempt from the Biodiversity Net Gain Conditions.

2nd June 2025

Geoffrey Wallace.