

PROPOSED CHANGE OF USE OF FORMER PUB, THE LION WOODHOUSE ROAD WHITEHAVEN IN TO AN HMO (HOUSE OF MULTI OCCUPATION)

BIO DIVERSITY NET GAIN EXEMPTION STATEMENT

The proposed works is to convert the ground floor of the former pub in to an HMO (House of multiple occupation).

The works involved is all internal, no extensions are planned and no impact on priority habitats will occur. The building will remain exactly as it is now.

The proposals will also not impact or affect any hedgerows or open green space which is located to the rear of the building. No work is planned at the rear of the building.

At the front the existing hard landscaped car park will be retained as part of the proposals.

For the reasons given above I consider that the project as described and proposed is exempt from the BDNG rules and regulations.

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