PRELIMINARY ECOLOGICAL ASSESSMENT
for dormer window roof extension at
19 West End, Brampton, Cambridgeshire PE28 4SD

[redacted]

1.0 INTRODUCTION

This Preliminary Ecological Assessment supports a householder planning application for a dormer window roof extension at 19 West End, Brampton.

The property had been empty for circa 9 years and is undergoing complete modernisation including a loft conversion with a dormer window at the rear of the property allowable under permitted development.

This proposal seeks permission for the construction of a dormer window at the front of the property to facilitate enlarging a single bedroom and turning a store room into a bedrooms.

2.0 ASSESSMENT

2.1 BIODIVERSITY CHECKLIST

The Biodiversity Checklist has been completed and all questions apart from two have been answered NO.
The questions that haven't been answered NO involve distance from a pond and distance from rivers or streams.

2.1.1 Is the proposal within 250m of a pond? - Don't know

The site is in a residential part of Brampton. From a study of Google maps, we were not able to identify any natural ponds within 250m of the site, nor were we able to identify any man-made garden ponds within 250m of the site. It is, however, quite possible that there may be small garden ponds in neighbouring properties within 250m of the site.

2.1.2 Does the proposed development constitute or include the modification, conversion, demolition of removal of any part of a building/structure (especially roof voids) - within 200m of rivers, streams, canals, lakes or other aquatic habitats? - Yes

The proposal seeks to add a dormer window to the front roof and there is a small stream at the bottom of the garden—approx. 70m from the house.

2.2 THE SITE

Work is already underway on the site under permitted development, including erection of scaffolding and removal of the existing roof. Careful examination of the areas of the site affected by works has already taken place, with special regard for bats, nesting birds, hedgehogs, newts etc.

2.3 THE PROPOSAL

The proposal is a Householder Application for a dormer window at the front of the house as an addition to roofing works that are already taking place on site under permitted development and requires no digging. The inclusion of a dormer window in a roof that is already being replaced under permitted development will have zero impact to biodiversity on site.

3.0 CONCLUSION

The proposal will not affect the biodiversity on the site or surrounding area.