

BNG Exemption Statement

87 Queenshill Road, Bristol, BS4 2ZQ

Demolition of an existing conservatory and the erection of a two-storey dwellinghouse with associated works.

I can confirm that the proposal would impact less than 25sqm of habitat , the developable area comprising mainly sealed and developed surface. This is evidenced in the previous Section 62 decision on the site (for the same development) where the Inspector stated:

“The applicant considers that it meets the BNG de minimis exemption because less than 25 square metres of habitat would be affected. I note that much of the site area would remain as a domestic garden and so there would be no change to this area’s habitat value under the BNG metric. While the proposed dwelling has a larger footprint than the conservatory, part of this larger area is currently a path around the conservatory. The incursion into areas of habitat would therefore be very limited and I agree with the applicant this would be de minimis. I am also not persuaded that any degradation that has taken place would change this view, based on the evidence submitted. “ (para 33)

All existing and proposed habitat is marked up on the relevant site plans