

Date 10th March 2026

Subject: Application Ref: BR/34/26/HH - Conversion of loft to habitable use including installation of rear dormer and front rooflights - Request for Clarification Regarding Biodiversity Enhancement Statement

Dear Arun District Council Planning Department,

Thank you for your recent correspondence regarding our application for roof alterations and the installation of a new dormer window at 35 Highcroft Crescent, Bognor Regis.

We note your requirement for a Biodiversity Enhancement Statement as part of the application process.

We wish to clarify the scope and nature of the proposed works. The application is specifically limited to alterations within the existing roof structure and the addition of a dormer window, which integrates into the existing roofline. Crucially, there are no proposed changes to the external footprint or fabric of the dwelling beyond the roofline itself, nor are there any alterations planned for the surrounding garden, landscaping, or any other external habitat areas associated with the property.

Given that the works are entirely confined to the roof space and do not involve any disturbance to, or modification of, existing external habitats such as trees, hedges, green spaces, or ground-level built structures, we respectfully submit that there is no potential for negative impact on biodiversity arising from this specific development.

The primary aim of biodiversity policies in planning is often to prevent harm and encourage improvement where development might otherwise impact ecological assets. As our project does not affect the external environment or existing habitats in any way, we contend that there is no ecological aspect requiring mitigation or enhancement through a formal statement.

We trust this clarification is helpful. We are committed to ensuring our project complies with all necessary planning requirements and would be grateful if you could confirm whether, based on this explanation, a Biodiversity Enhancement Statement is still deemed essential for the determination of our application.

Should you require any further details regarding the precise nature of the proposed works, please do not hesitate to contact us.

Yours faithfully,

Miss S Walker