

8.7 Considering the points above, the proposal would not result in a significant loss of light, loss of privacy, or appear overbearing when viewed from the immediate neighbouring properties. It is therefore considered to comply with BLP Policy QP3 and the guidance set out in the BWDG.

iii. **Impact on ecology**

8.8 Policy NR2 of the BLP sets out that development proposals will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites, including the presence of protected species. The proposal has submitted with a Preliminary Roost Assessment carried out by EctoEcology that concluded no further surveys are recommended. As such, it is considered that the proposal complies with Policy NR2 of the Borough Local Plan.

iv. **Impact on transportation**

8.9 The proposal includes a garage conversion to provide an additional bedroom on the first floor. Given the site benefits from a private driveway at the front, the proposal would not have a significant impact on the existing parking arrangements. Therefore, the proposal does not raise any highway concerns and complies with BLP Policy IF2.

v. **Impact on Trees**

8.10 The site is covered by an area tree preservation order, however, the proposed is not in close proximity to high amenity trees and the extent of ground floor footprint is marginal. As such, the proposal complies with BLP Policy NR3 and would not impact any trees within the TPO area.

9. CONCLUSION

9.1 The proposal has demonstrated compliance with the relevant policies referenced above and the application is therefore recommended for approval.