

13/07/2026

Green Infrastructure Statement (GIS)

Site Address: 20 Ty'n Yr-Heol Road, Bryncoch, Neath, SA10 7EA

Proposed Development: Two storey rear extension to provide an enlarged kitchen and living area at ground floor with two additional bedrooms and a family bathroom at first floor, internal alterations, replacement front door and new entrance canopy, a widened driveway, and a detached single storey garden room ancillary to the main dwelling at the rear of the garden with a surrounding path.

Site Description: Detached two storey dwelling on a long rectangular plot with the highway frontage to Tyn yr Heol Road. Prior to current ownership, the front garden comprised a lawn, a hard surfaced driveway, and established specimen planting including mature and ornamental shrubs adjacent to the front bay window (see Photos 1 and 2). Part of the front lawn has been reduced with one specimen removed to allow space for off-road parking, completed in 2025.

The rear garden comprises a patio adjacent to the house and a large amenity lawn extending to the rear boundary (see Photo 3). Side and rear boundaries are close boarded timber fences. There are no ponds, hedgerows or protected trees recorded on the site. Some specimen have already been removed from the rear garden to accommodate a young, active family space.

Surrounding Area Description: The site sits within an established residential area of Bryncoch. The surrounding green infrastructure comprises the vegetated gardens of neighbouring dwellings, street planting, and open countryside, farmland and woodland on the fringes of the village a short distance from the site. The River Clydach runs behind Ty'n Yr-Heol Road into Dyffryn Ponds providing existing rich biodiversity in the immediate area.

Development Impacts: One mature specimen will be retained and will be potted and repositioned within the new driveway layout, clear of vehicle movement. The front garden lawn is replaced in full by a widened driveway, sized to provide off street parking for two vehicles and a touring caravan, with limited additional allowance for the household's children reaching driving age. The driveway build-up is a permeable weed-control membrane, a compacted crushed stone sub-base, and a tarmac surface course; as the finished tarmac surface does not itself allow water to pass through, surface water run-off is directed to a permeable area within the site rather than to the highway, with the final detail confirmed on site by the contractor. Drainage systems exist beneath the surface which will be expanded.

The rear garden lawn is replaced in full by artificial grass, chosen as a durable, low maintenance surface to support an active family of three boys, with patio retained either side adjacent to the kitchen extension and the garden room, and a path around the garden room. No boundary fences are removed.

Step 1 – Avoid	One mature Cordyline specimen is retained, repotted and repositioned within the new driveway layout, clear of vehicle movement, rather than removed. Boundary fences are retained in full.
Step 2 – Minimise	The driveway is sized to a defined household requirement, two vehicles and a touring caravan, with limited additional allowance for the future, rather than an open-ended area of hard surfacing. Rear hard landscaping is broken into discrete zones, patio to the kitchen extension, patio to the garden room, and a path around the garden room, rather than one continuous surface.
Step 3 – Mitigate	Topsoil disturbed during construction is reused within new raised planters and pots rather than removed from site.
Step 4 – Compensate	To compensate for the loss of front and rear lawn and the cleared specimen planting: raised planters to the front garden wall, bee friendly and predominantly native species; a living wall to the side boundary, using native climbing species such as ivy or honeysuckle; and new native shrub and small tree planting, such as rowan, hawthorn or hazel, in place of the cleared specimens. Additional potted and hanging specimen will be introduced seasonally throughout the property to improve the finishing of the property and aid biodiversity.
Step 5 – Enhance	Two bird boxes and a bird bath fixed to the dwelling or garden room. Bee bricks positioned to the rear of the garden room, away from the principal play area, to protect children and visitors with allergies.

The following measures are proposed to offset the loss of open lawn and specimen planting and secure a net benefit for biodiversity, proportionate to the scale of this householder development:

1. Raised planters to the front side-garden wall, bee friendly and predominantly native species, replacing the previous lawn and specimen planting.
2. A living wall to the rear-side boundary, using native climbing species e.g. ivy or honeysuckle.
3. New native shrub and small tree planting to compensate for cleared specimen planting, drawing on species e.g. rowan, hawthorn and hazel.
4. Retention of one mature Cordyline specimen, re-potted and repositioned within the driveway.
5. Two bird boxes and a bird bath.
6. Bee bricks to the rear of the garden room.
7. Topsoil reuse within new planters and pots rather than removal from site.
8. Driveway construction over a permeable membrane and compacted, free draining sub-base, with surface water run-off directed to a permeable area within the site rather than to the highway.

The proposal results in a significant reduction in open lawn and existing specimen planting across the plot, replaced predominantly by hard surfacing and artificial grass to meet the household's practical needs. This loss is offset through a defined set of new native and pollinator friendly features, including raised planters, a living wall, replacement native planting, and retained specimen planting, together with new nesting and foraging features for birds and insects. On this basis, it is considered that the proposal delivers a net benefit for biodiversity proportionate to the scale of this householder development.

Site Photographs



Photo 1: Front driveway and elevation, pre-clearance condition



Photo 2: Front garden showing the mature Cordyline specimen prior to clearance. One specimen of this type is retained, potted



Photo 3: Rear garden lawn prior to the proposed hard landscaping works