

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 12 Lingfield Avenue, Sandfields, Port Talbot SA12 6NX

Proposed Development: Two storey rear and single storey side extensions

Site description: The property is a semi-detached property with front, side and rear areas. The front consisting of a concrete driveway and hard surfaced area with some potted plants and bedding areas. The side includes a concrete paved access path leading to the rear garden and small side lawn area. The rear consists of a substantial lawned garden, concrete path leading to the rear of the site, some existing outbuildings and some patio areas with seating. There are timber panel and brickwork walls to the boundaries. There are some mature shrubs and potted plants along the side boundary. These will be moved toward to rear of the site so they are not lost.



View toward rear boundary with existing greenhouse and shed with concrete path leading to rear seating area and large lawned garden. Timber panelled fencing can be seen to rear and side boundaries.



View of rear garden area including existing outbuildings and substantial lawned garden with concrete path leading to rear of property



View of boundary to neighbours including some mature shrubbery and brickwork boundary wall

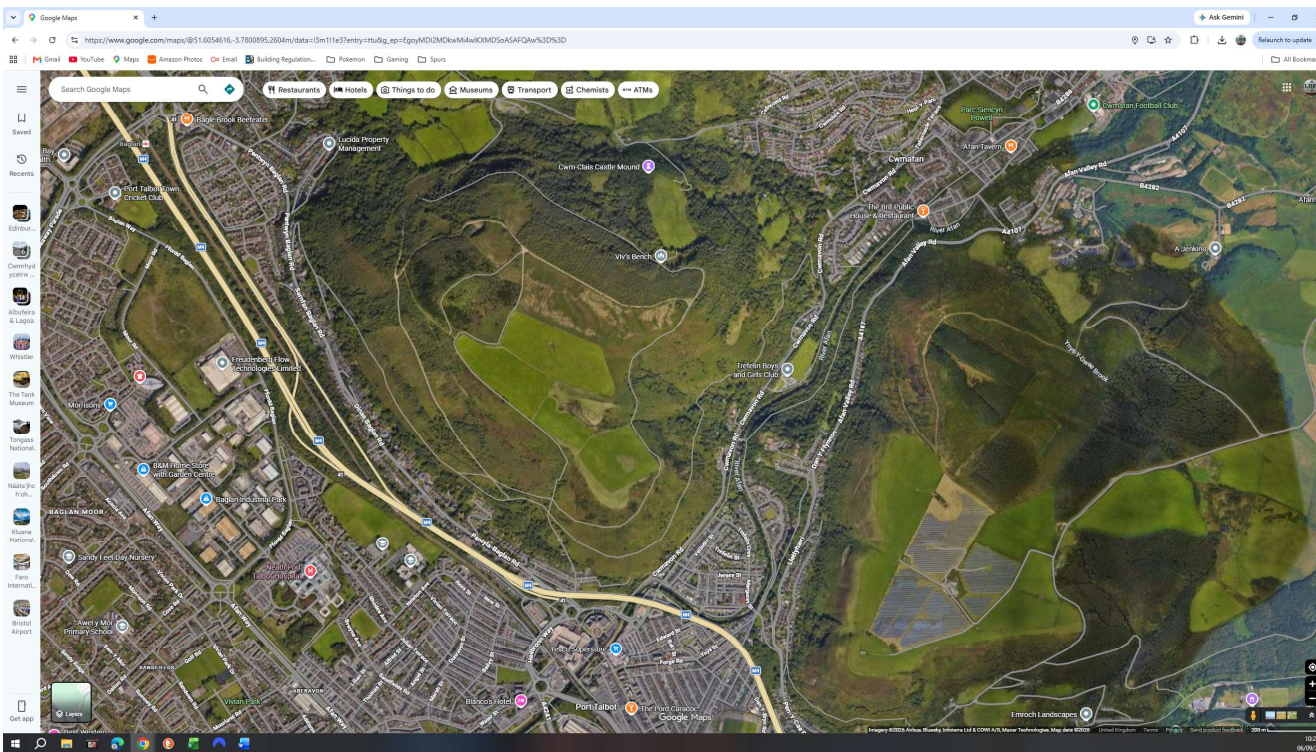
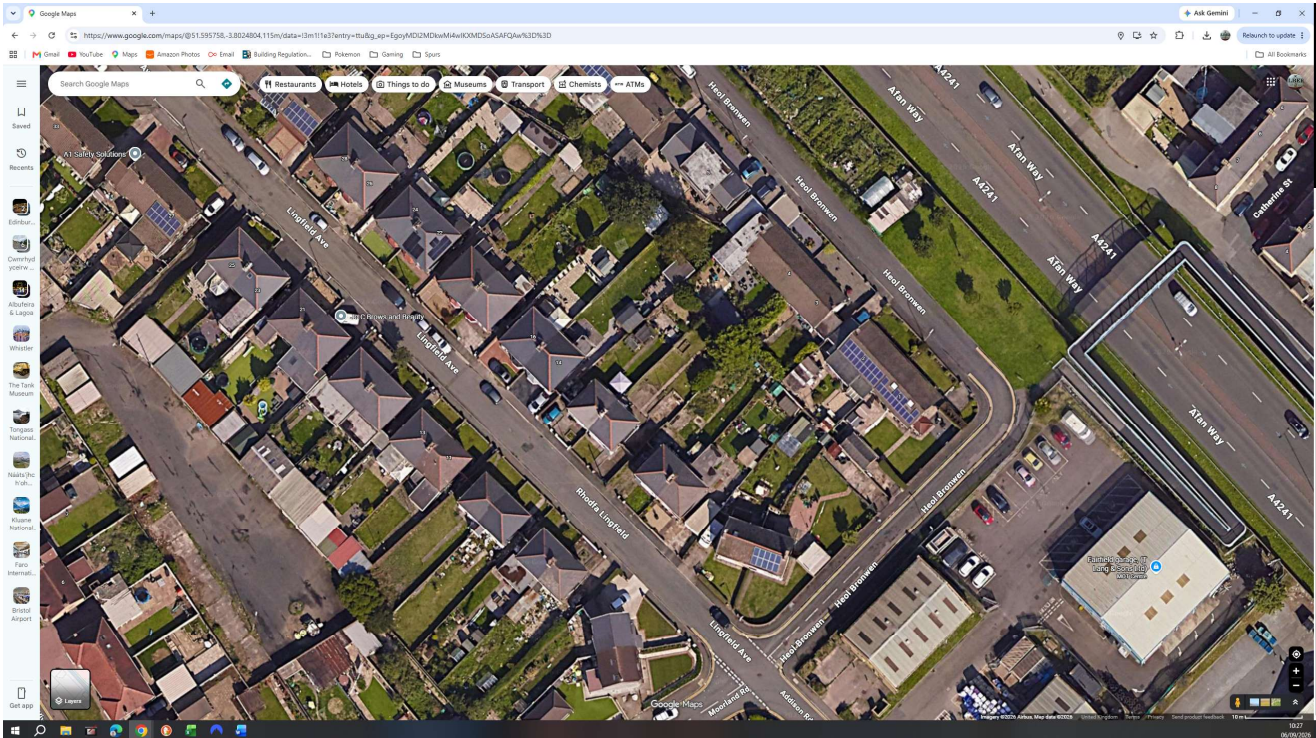


View of rear elevation and where the two storey and single storey extensions will be sited. Concrete path can be seen around the property and small patio area adjacent the rear elevation.



Front elevation view showing concrete driveway and hard surfaced areas including some potted plants and bedding areas

Surrounding Area description: The application site is in the area of Sandfields on the outskirts of Port Talbot town centre. Similar properties surround the site, as can be seen in the first image. The second image shows the vast areas of habitats and green space available in the near surrounding areas.



Development Impacts:

The application is for a two-storey rear extension and single storey side extension. Both extensions will be sited over an area where there is a current concrete path and lawned area. Some potted plants along the side will be kept but moved further down the garden. Some lawned area will be lost but the site has a substantial lawn which will be maintained after the development has been completed. No trees or shrubbery will be lost, only some lawn area. Even though very little green space and habitats will be removed as part of the development it is proposed to provide the following improvements:

Biodiversity Enhancements Proposed

It is proposed to provide the following:

Provide RSPB approved classic nest box or other nest box for House Sparrow:
Wooden with 3 Sub-divisions to support 3 nesting pairs. To be placed
Under the eaves of buildings.
Entrance holes: 32mm diameter
Dimensions: H310 x W370 x D185mm

This would create additional connectivity, and nesting habitats which were not part of the property at present.

Conclusion.

It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by creating habitats which were not present at the property before the client decided on the development.

Signed JHEvans

Dated. 1st September 2026