

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address:

35 Ocean

View Jersey

Marine Neath

SA10 6JN

Proposed Development: Conversion of half of an existing garage into a workspace (beauty clinic).

Site description: The property is a three-storey detached dwelling with a private driveway located on the right-hand side of the house. The driveway provides access to a double garage and can accommodate approximately four vehicles.

The rear garden is enclosed with fencing and contains established grassed areas, mature trees, rose bushes, and other planting to the front and right-hand side of the property.

Please refer to the existing site plan (Application 001) for full boundary details.

Surrounding Area description: The surrounding area consists of similar residential properties, each with private drives, private access, and double garages. The proposed development is consistent with the existing built form and character of the neighbourhood.

Development Impacts:

The proposed garage conversion will not result in any adverse impact on local ecology, biodiversity, or wildlife. The works are internal and do not involve structural changes to the building footprint.

One existing garage door will be replaced with frosted French doors to ensure the appearance remains in keeping with the estate's design standards.

To support the local environment, potted plants and small trees can be positioned near the new entrance to enhance ecological value and visual amenity.

Biodiversity Enhancements Proposed

The garden already supports a healthy level of biodiversity, including bees, birds, and a variety of insects. To further encourage wildlife and deliver net biodiversity benefits, the following enhancements will be added within the rear garden boundary:

- A bird feeder
- A bird bath

These additions will help maintain and support existing ecological networks.

Conclusion.

It is considered that, subject to the above, the proposed development would maintain biodiversity, build resilient ecological networks and deliver net benefits for biodiversity as nothing is harmed or removed for this project. Thus, ensuring that any adverse environmental effects are mitigated.

Signed

Charlotte Elizabeth Lovering

Dated 23/09/2026