

Green Infrastructure Statement

Site Address: 116 Old Road, Baglan, Port Talbot, SA12 8LL

Proposed Development: Change of use from dwelling (use class C3) to House of Multiple Occupation (HMO, use class C4). All work will take place internally with no change to the garden or outside areas of the property.

Site description: Semi-detached 2 storey property, front and rear garden areas. Front garden bounded by hedges and fences. Rear garden including hard surfaced patio area, and a steep open area which has recently been cut back. Boundaries to rear garden are a mixture of fences and hedges. Please see Figure 1 and 2 for further detail:

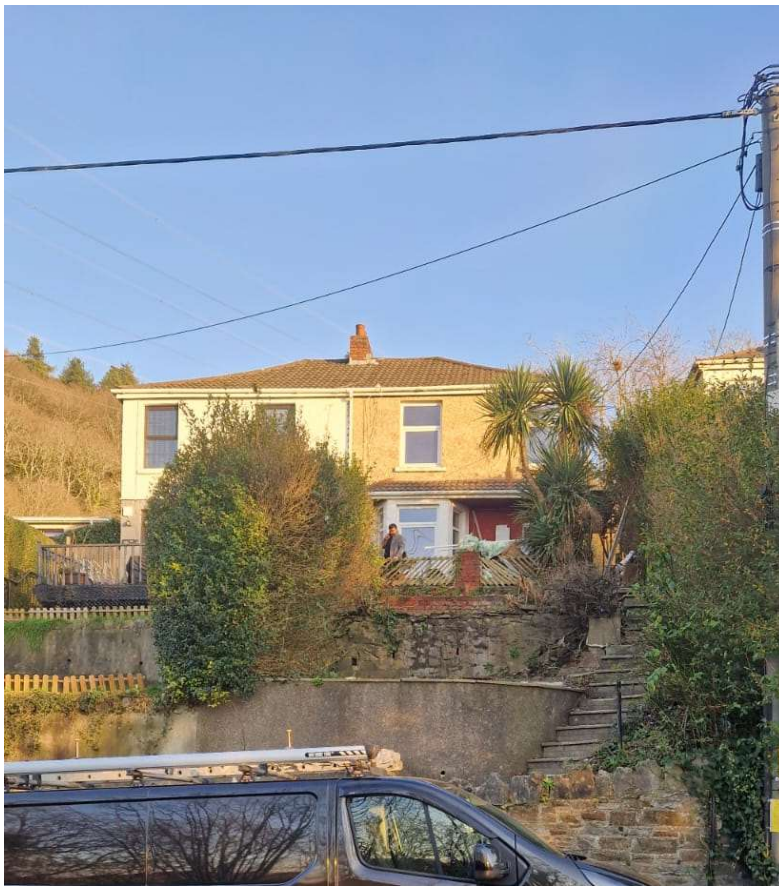


Figure 1: View of the property and the front garden from the road.



Figure 2: View of the property from the very back of the rear garden.

Surrounding area description: The application site is located in a frontage of similar properties with further privately owned property being located to the rear and either side of the back garden. Please see Figure 3 for further details:

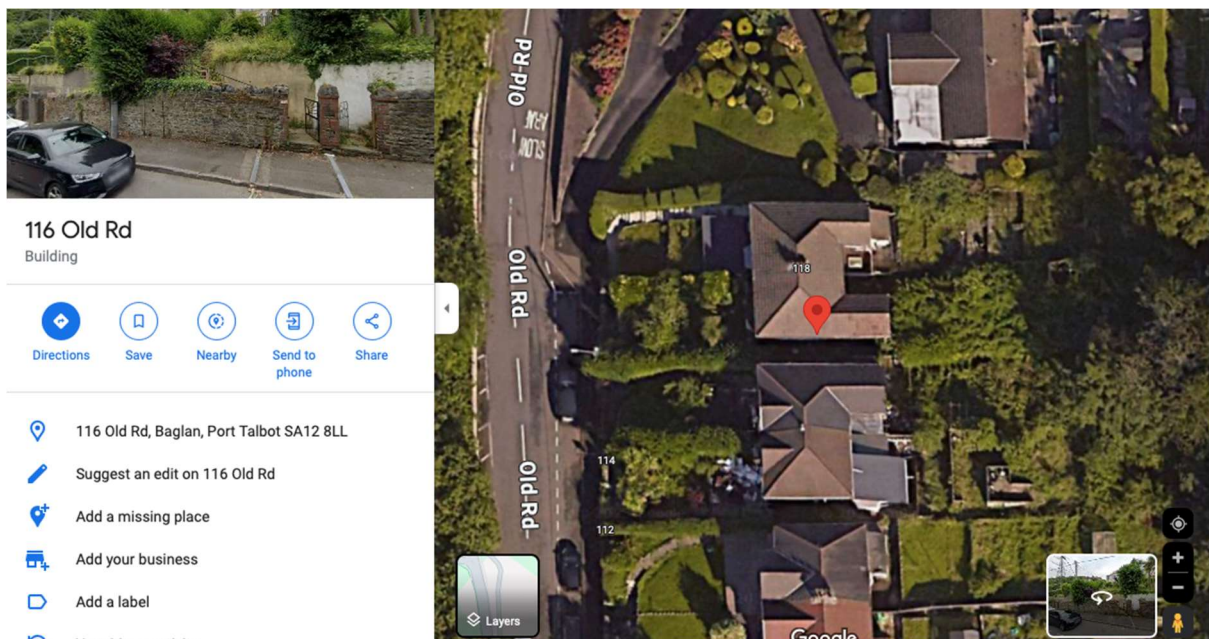


Figure 3: Google Screen Shot Showing an Arial View of 116 Old Road.

Development Impacts:

No change to the garden or external area of the property will be made during the development so no development impacts will be experienced.

Biodiversity Enhancements Proposed

The garden has currently just been cut right back presumably, as it was not well maintained prior to the property being offered for sale. This development intends to improve and maintain the garden in a clean and tidy state and ensure it is in keeping with the area.

Conclusion.

It is considered that subject to the above, the proposed development would maintain the current biodiversity situation.

Signed:

Name: Paul Etchell

Dated: 11th January 2024