

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 10 Woodside Avenue, Neath, SA11 3TG

Proposed Development: Single storey rear extension and extension to an existing dormer

Site description: The property is a semi-detached property with front and rear garden areas. The front garden consisting of a lawned area and the rear, larger garden, being an overgrown lawn area with a hard surface driveway leading to a detached garage in the back left hand corner. A timber fence bounds the property to the left (looking towards the rear elevation) with a partial blockwork wall and timber fence to the right side. The rear wall is a brickwork wall. Some small trees make up the boundary to the left side with a larger tree towards the rear of the property. The development will not encroach on these trees.



Side boundary with partial blockwall and partial timber fence. No changes proposed.



Existing Rear Garden area showing rear boundary of brickwork. Timber fence to neighbour to remain as is.

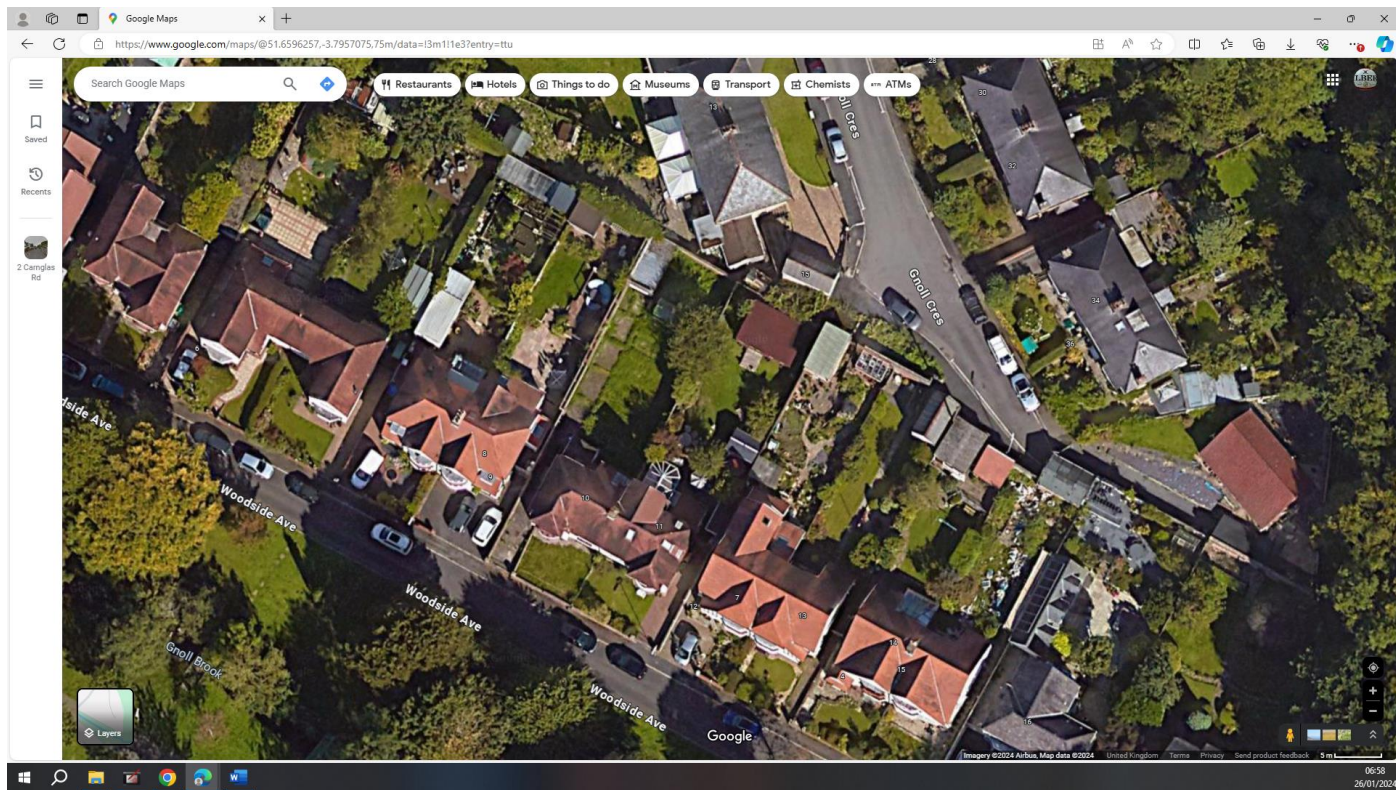


Existing rear garage with hardstanding driveway. No changes proposed.



Timber panel fence to neighbour. No changes proposed after extent of extension. Small trees and hedge in neighbours boundary. These are away from the development area.

Surrounding Area description: The application site is in close proximity to the town centre, with similar properties either side of it and to the rear of the site. The frontage leads onto a green area with a stream (Gnoll Brook) coming from the Gnoll Country Park and then similar properties again, the other side of this.



Development Impacts:

Proposed extension to be constructed on existing lawned area with some of the development replacing an existing building. No extensive external lighting proposed, and therefore no impacts beyond the limited localised issues within garden. No replacement planting required as only small lawned area removed with an extensive lawned area remaining. No shrubs/trees/bedding areas have been removed for the development area.

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

ALSO

Over area of garden not less than 6sq metres:

Prepare ground and sow and maintain mixed wildflower seeds, seedling plants. This will be carried out as part of the process of treatment to the overgrown and unkempt garden which has been left for some time.

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 maintain and 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. This will ensure that any adverse environmental effects are compensated for.

Signed HGEvans (Agent)

Dated. 26th January 2024