

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 23 Llewellyn Avenue, Neath, SA10 7AL

Proposed Development: Single storey rear extension and Detached Outbuilding

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 a lawned area with some outbuildings and seating area to the rear. There is an existing patio area which the conservatory is built off and our extension will not extend beyond this existing line so no lawn/green area will be removed in order to provide the extension. A post and wire fence bounds the property to both sides with a brick wall in place adjacent the neighbours also on both sides. The brickwork walls are to remain with no alterations. There are some small trees along the lawn area and a hedge to the boundary of 21 Llewellyn Ave. These are all to remain and will not be removed as part of the development.



Large lawned area to the rear garden with some small trees. Post and wire fence to boundary to 21 Llewellyn Ave. These are to remain untouched.



Post and wire fence to neighbours at 25 Llewelyn Avenue and some more small trees. These are to remain untouched.



Large lawn area to rear. No changes proposed.



Another image of boundary to 25 Llewellyn Avenue. Boundary to remain. The small detached outbuilding will be placed here inside of our boundary.



Hedge adjacent 21 Llewellyn Avenue. No changes proposed.



Hedge adjacent 21 Llewellyn Avenue with brickwork boundary to same neighbour behind the existing conservatory. These are all to remain in place.



Another view of the extensive rear garden area.

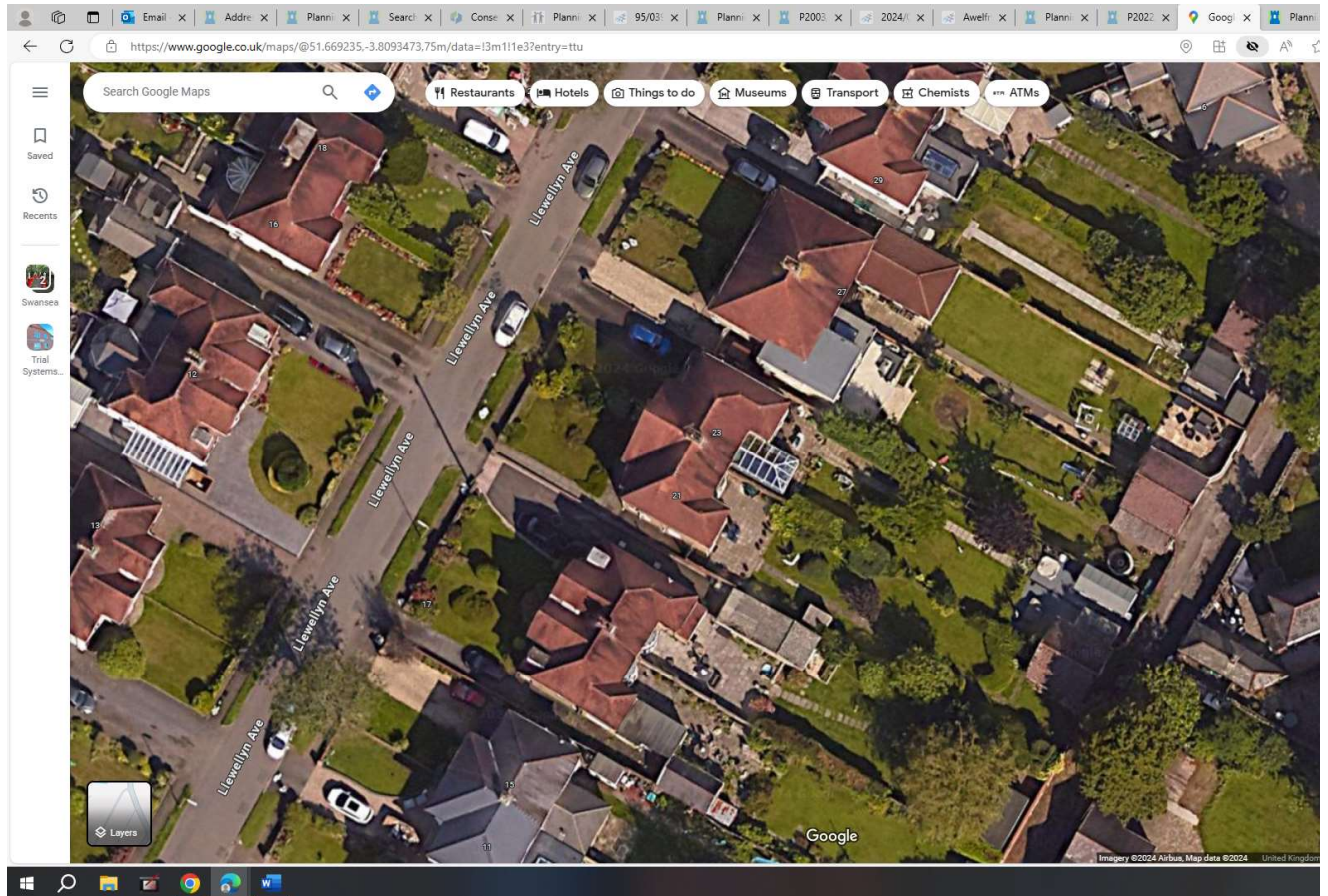


Existing conservatory on hard surface. New extension to be built on same hard surface so no green area removed.



Side view of existing conservatory on hard surface. Extension will not protrude beyond this line so no green areas to be removed to accommodate the new extension.

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 Llewellyn Avenue, again with similar properties across the road. An aerial image can be seen below.



Development Impacts:

Proposed extension to be constructed on existing hard surface area so no green area affected by the extension. The new detached outbuilding will be built on an existing area of lawn, as shown in the photo above, but this is a small building and only lawn area not bedding/planting area. However some new bedding will be provided to compensate for this. No extensive external lighting proposed, and therefore no impacts beyond the limited localised issues within garden. No shrubs/trees/bedding areas have been removed for the development area including the outbuilding or extension only a small area of lawn.

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.

The rear garden is large with lawns, hedges and trees and we are not removing any of these for our development. Our proposals above increase the ecology of the site beyond what is already a very green area.

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

Signed HGEvans (Agent)

Dated. 27th January 2024