

Green Infrastructure Statement for Minor Development / Homeowner

Site Address: 28 Vivian Park Drive, Sandfields, Neath Port Talbot, SA12 6RT

Proposed Development: Householder planning application for extension of property to provide a living room

Planning Portal Reference: PP-12805481

Site description and surroundings: The application building is a two-storey detached building (No.26) associated with a single storey arm at the northwest of the two-storey building (No. 28). The building is a single dwelling operated by First Choice Housing Association. In total, there are five bedrooms, a kitchen, bathroom, living room and utility room within the dwelling. The application site is also well enclosed from the neighbouring properties. Within the curtilage of the property, two parking spaces and a large lawn area are provided. The site area totals approximately 730 m2.

The surrounding context is largely residential in nature, although immediately south of the site is Vivian Park. There are several facilities/services within close proximity to the site which include Neath Port Talbot Hospital, Aberavon Beach, a Church and Social Club.

Surrounding Area description: The site lies within a predominantly residential area; therefore, the construction of a minor extension would not be out of character given the existing settlement pattern of the surrounding area. The proposal is considerate of the existing residential context, with all dwellings along Vivian Park Drive being two storeys in scale.

Green Infrastructure Strategy: Green infrastructure (GI) is defined by the UK government as *"a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities"*. This can include natural habitats ranging from grasslands, wetlands and woodlands to parks, open spaces, playing fields, street trees, rain gardens, allotments and private gardens.

Development Impacts: Two existing sheds will be demolished and a small area of the garden will be lost to facilitate the extension. Nevertheless, existing hedgerow is to be retained in order to preserve the biodiversity credentials of the site, and offers a soft boundary finish along with elements of screening.

Biodiversity Enhancements Proposed: One kent bat box, one schwegler sparrow nest box and two schwegler nest boxes are proposed to be installed on the main dwelling. These measures aim to enhance the biodiversity credentials of the site.

Conclusion: It is considered that subject to the above, the proposed development would build resilient ecological networks and deliver net benefits for biodiversity by installing a bat

box and schwegler nest boxes, along with maintaining existing hedgerow across the site. The loss of some garden space and two sheds will not have a substantial detrimental ecological impact upon the proposal. The combined effect of the above measures will be the creation of a species rich landscape, appropriate to the scale and nature of the proposed development.

Signed: Iwan Rowlands

Dated: 14th February 2024