



**Cwm Planning & Design Ltd.**  
(Civil, Structural & Architectural)

## **GREEN INFRASTRUCTURE STATEMENT**

**Project:** 73 Dyffryn Road, Alltwen. SA8 3BY  
Provision of off-street parking including construction of retaining wall

**Date:** 19<sup>th</sup> February 2024

### **General Introduction:**

This Green Infrastructure Statement has been prepared to accompany a Planning Application made to Neath Port County Borough Council for a proposed parking area formed within the front garden of No. 73 Dyffryn Road, Alltwen.



*Aerial view of application site and surrounding area*

**Site Description:**

The property is a traditionally built double storey semi-detached dwelling with rendered masonry walls and a tiled pitched roof. There is also a double storey side extension, built approximately 25 years ago comprising a ground floor garage and an annex above.

There is currently an elevated front garden / patio area, accessed off a steeply sloping driveway which the new parking area is proposed to partially replace. The front garden comprises a small lawned area with raised planters along the edge and a paved patio / seating area.

The Property currently benefits from off road parking on a private driveway able to accommodate 1 No. car with a separate garage able to accommodate an additional vehicle. To the rear of the property is a fairly large, steeply terraced garden with some sections laid to lawn and various species of small shrubs and vegetation throughout, some in planters and some in beds. There is a well-established tree lined boundary to the rear of the application site leading onto a heavily wooded area.

*(Refer to CPD 001 Site Location Plan and 'Google earth' view opposite).*

The dwelling is in a mainly residential sub-urban area with a frontage of similar properties along Dyffryn Road. Most of the properties along Dyffryn Road are either semi-detached or detached and all with similar layouts of a raised front garden or parking area and a large rear garden.

**Development Impacts / The Proposal:**

It is proposed to form an off-street parking area which will include the construction of a retaining wall and new steps along with provision of a new patio / seating area above. The parking area will be hard surfaced and will be formed where there's currently an elevated garden and patio area, which is paved with concrete slabs and has small, raised beds containing various species of shrubs and plants. These will be removed to accommodate the development.

The retaining walls and new steps will be constructed of masonry (Dense concrete blocks) and rendered to match the existing dwelling.

*(Refer to CPD-003 – Proposed elevations for details).*

The property does currently benefit from a fairly large rear garden providing green amenity space for the applicants. This will remain unchanged and is not affected by the proposals. The existing raised planters and shrubs to the front garden along with small section of lawn will require removal but will be replaced with a small area of native species planting to the Side boundary with No. 74 Dyffryn Road. To try and minimise the loss of the existing ecological features.

*(Refer to CPD-003 – Proposed elevations for details).*

Street lighting is present along Dyffryn Road. There is currently a security light mounted on the front of the property elevation which illuminates the patio and garden area along with the driveway to the side. These arrangements are to remain with no additional lighting proposed, minimising the impact beyond the limited localised issues with the garden and neighbouring areas.

**Proposed Bio-diversity enhancement proposed:**

No major ecological enhancement measures are proposed for the development, however small planters are incorporated within the scheme which will contain native species plants and shrubs to encourage insects and pollinators, creating additional small habitats and maintaining localised connectivity.

**Conclusion:**

The work would aim to minimize any adverse environmental effects. It is felt given amount of existing ecological features within the area and the replacement of native species shrubs and plants the development would maintain the current biodiversity.