

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 13 Western Avenue, Sandfields, Port Talbot, SA12 7LS

Proposed Development: Part Two Storey and Part Single Storey Rear Extensions

Site description: The property is a semi-detached property with front and rear garden areas. The front garden consisting of a lawned area with driveway and the rear, larger garden, being a lawned area with some outbuildings. A blockwork wall bounds the property to the left with a partial blockwork wall and timber fence to the right side. The rear wall is a blockwork wall. These boundaries will remain unaltered.



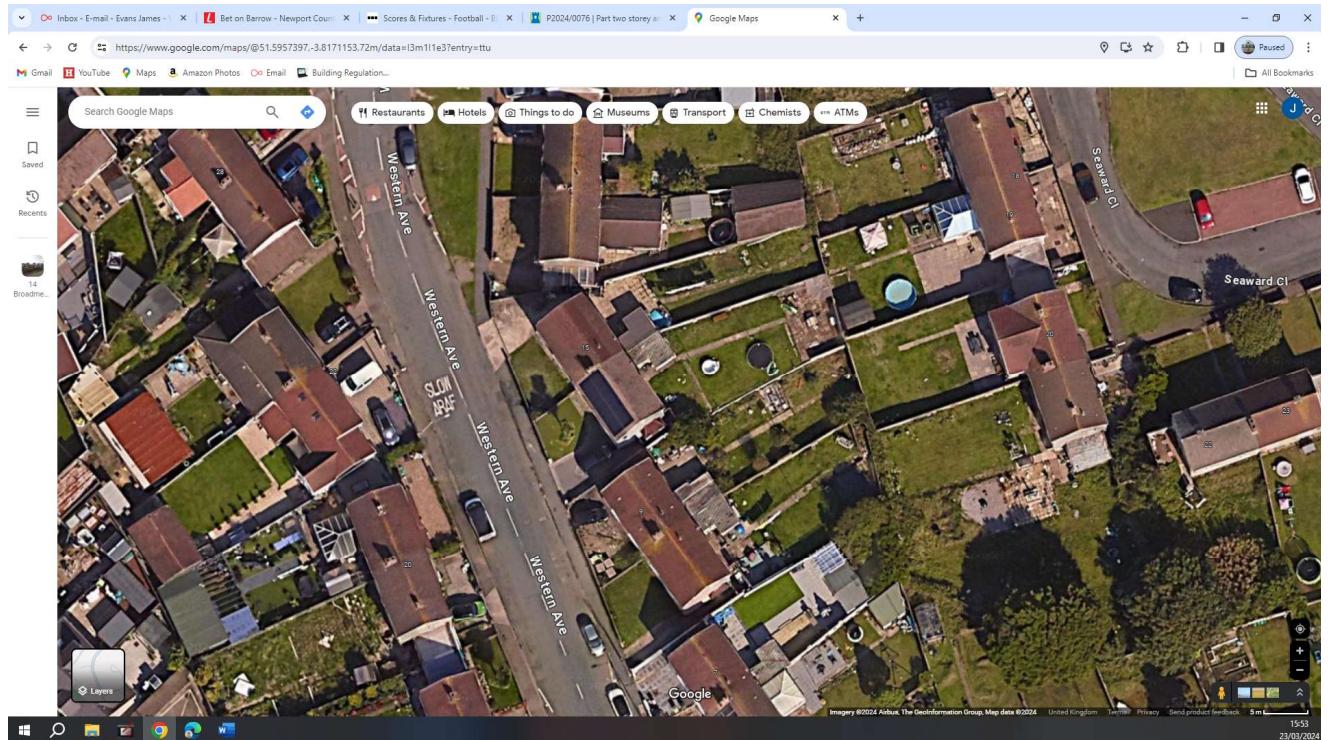
View of large rear garden area with current outbuildings/rear extension area



View showing the extent of the large rear garden area.

Apart from the area where the development shall take place the remaining lawn areas are to remain, so as little green space is being removed as possible.

Surrounding Area description: The application site is in the village of Sandfields and close to the Beach front. With similar properties either side of it and to the rear of the site. The frontage leads onto Western Avenue, a main road taking you to the Beach front and to the rear the highly developed Sandfields housing estate. As the image below shows the properties in the area tend all to have large gardens with much green space still remaining.



Development Impacts:

The proposed extension is 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 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. 23rd March 2024