

Green Infrastructure Statement:

Minor Development / Homeowner

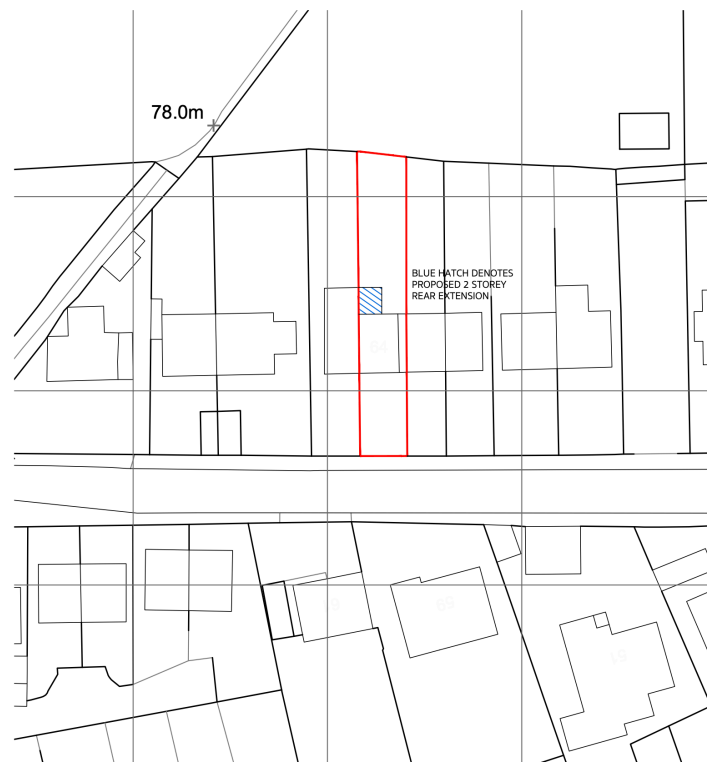
Site Address: 64 Lucy Road, Skewen, Neath, SA10 6RR

Proposed Development: Proposed rear extension and internal alterations.

Site description: The existing property is situated along Lucy Road which is in a built up residential area of Skewen, approximately half a mile to the West of Skewen Village Centre. As such there are no special policies relating to this site.

The existing property is a traditional 2 bedroom family dwelling over 2 storeys, with 1 bathroom, 1 reception room, together with kitchen facilities. The property is in a traditional style with a pitched roof with concrete roof tiles and rendered elevations.

Surrounding Area description: The property is situated along Lucy Road and has good sized front and rear gardens. The property is in a row of terraced houses which are set into the steep hillside with a number of steps up to the property from street level, and a stepped and tiered rear garden. The property is bordered to the East by No 62 Lucy Road, to the South by the main road, to the North by woodlands and to the West by No66 Lucy Road.





Development Impacts:

The proposed rear extension is to be built over the footprint of existing outbuildings which are to be removed, and part of the adjacent existing patio area. Therefore there is no loss of green garden space, planting or any trees or existing hedges.

The proposals do not disturb or break into the existing pitched roof structure.

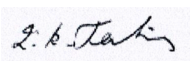
Biodiversity Enhancements Proposed

A new bird box is to be installed onto the face of the proposed rear extension, on the new side elevation, just below eaves level. This is indicated on the proposed elevations drawing no 23-PA124-04.

Conclusion.

It is considered that subject to the above, that the proposed development would maintain and / or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by the retention of all existing green gardens spaces, planting, trees and hedges, together with the provision of a new bird box on the new extension.

Thus ensuring that any adverse environmental effects are avoided.

Signed 

Dated. 25/03.2024