



GREEN INFRASTRUCTURE STATEMENT

Project: Proposed First Floor Rear Extension to 9 Cambrian Place, Port Talbot Sa13 1HD

Date: 4th March 2024

General Introduction:

This Green Infrastructure Statement has been prepared to support a Planning Application made to Neath Port Talbot County Borough Council for a proposed first floor rear extension to 9 Cambrian Place Port Talbot.



Aerial view of application site and surrounding area

Site Description:

The property is a traditionally built double storey terraced building with a stone and brick frontage, rendered masonry walls to the rear and a tiled pitched roof. To the rear is a double story extension and a single storey ground floor extension with a flat roof. The proposed first floor extension is to be built above part of this.

The Property benefits from a modest size rear garden laid to hardstanding with a single storey garage leading onto a rear access lane.

(Refer to CPD 001, CPD 002 and 'Google earth' view opposite).

The application site is located in a well built-up urban area approximately 1 mile from the town centre of Port Talbot. All properties within the vicinity are of similar layout, terraced, with modest rear gardens backing onto rear access lanes.

Existing Green Infrastructure:

There are currently no green infrastructure or ecology features associated with the property or application site.

The property, being terraced is bounded on both by adjoining properties. There is a modest size rear garden laid to concrete and paved with access to the rear vehicular access lane.

Some gardens to properties on Cambrian place and within the locality do benefit from lawns and small shrubs and plants these are minimal.

Within approximately 1 mile of the property is a public park with well-established trees, plants and grassed areas along with a stream course namely, Ffrwd Wyllt.

Development Impacts / The Proposal:

It is proposed to construct a single storey first floor rear extension above part of the existing ground floor rear extension. The extension will be built to match the existing dwelling with rendered masonry walls and a flat roof. *(Refer to CPD-004 – Proposed elevations for details).*

There is currently a security light mounted on the rear elevation which illuminates the rear garden area along with a light on the garage. No additional lighting is proposed, therefore minimal impact beyond the limited localised issues with the garden and neighbouring areas. The existing rear access lane is also illuminated with street lighting along its length.

No trees, shrubs or green areas are present and so there would be minimal impact to the local green infrastructure by the addition of the proposed extension.

Proposed Bio-diversity enhancement proposed:

Aside from the proposed biodiversity enhancement measure (in accordance with Chapter 6 of Planning Policy Wales (Edition 12), the provision of a bat box on the rear elevation, it is also suggested that a number of planters containing native species flowers and shrubs are introduced to encourage insects and pollinators, creating additional small habitats and improving localised connectivity.

Conclusion:

The work would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered the development would enhance the current biodiversity.