

Site Address: 46 Old Road, Baglan, SA12 8TT

Proposed Development: Proposed single storey extension.

Site Description: Semi-detached 1930's property with front and rear garden areas. Rear gardens include a grassed lawn, four young trees (two at the western side, two at the rear), multiple shrubs and bushes, along with a wooden decked area with associated slate rockery and decorative grasses. Boundary walls of brick and concrete block with gated access to the rear lane. A wooden shed at the rear of the property.

Surrounding Area Description: Application site is located in a frontage of similar properties, with similar properties located at the rear. The localised area outside of existing properties is generally wooded.

Development Impacts: Proposed extension is to replace an existing extension (circa 1970's) and existing outhouse (circa 1930's) and upon existing hardstanding that provides access from the property rear. In summary, proposed extension is to replace areas of existing hardstanding or existing building structures. It is expected that a small section of existing lawn is to be removed to accommodate a future patio area. No external lighting proposed, and therefore no impacts beyond the limited localised issues within garden.

Biodiversity Enhancements Proposed: For the vegetative cover lost (lost lawn) it is proposed to plant an additional 2no trees with the front and rear gardens and native decorative grasses within the existing rockery, and to install a bird box to the rear of the elevation above the rear extension. This would create nesting habitats, and additional connectivity taking into account the impacts and surrounding wooded features.

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 planting of trees and grasses and installation of a bird box.

The above would ensure that any adverse environmental effects are compensated as far as reasonably practicable.



Thomas Nathan Miles

Dated: 15.04.2024