

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 1 Kenilworth Court, Baglan, Port Talbot SA12 8NN

Proposed Development: Detached Outbuilding, raising part of garden to facilitate access to outbuilding, new retaining wall and steps

Site description: The property is a semi-detached property with front, side and rear garden areas. The front garden consisting of a lawned area, driveway and small patio, the side is currently an overgrown lawn area (they are waiting for the rear area to be done to then maintain this lawn area) and the rear garden, consisting of a lawn area and patio. A timber fence and brickwork wall bound the property to the road side with a blockwork wall to the neighbours side. The rear wall is a partial brickwork and blockwork wall.



Side boundary to road with partial timber fence. No changes proposed to this boundary.



Existing Rear Garden area showing rear boundary of blockwork/brickwork. Timber fence to neighbour belongs to neighbour at the rear of the property and is to remain as is.

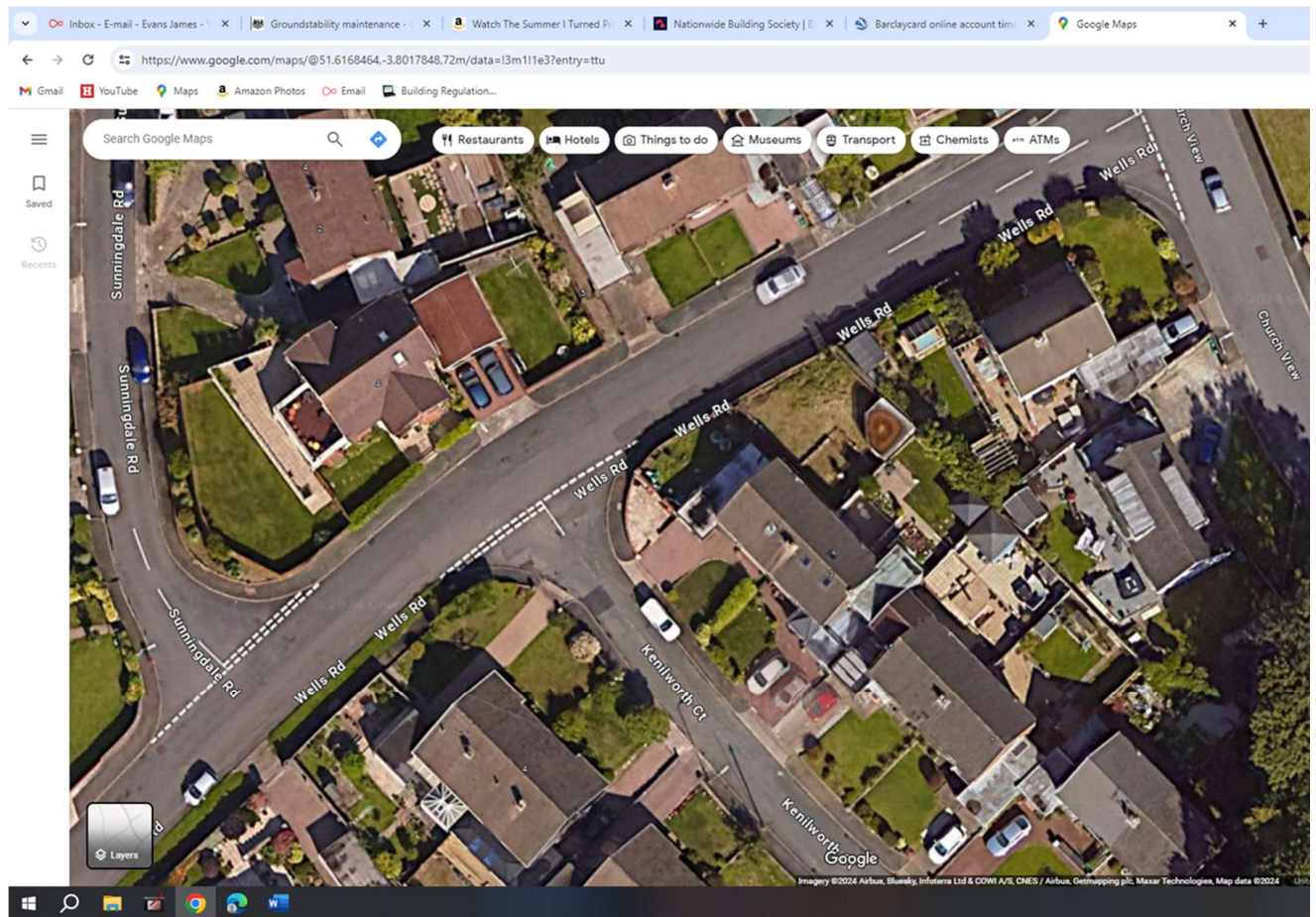


Existing boundary blockwall to neighbours. This provides privacy to the neighbours existing raised area. No changes proposed.



View to existing rear garden area and along neighbours boundary wall. This boundary is to remain.

Surrounding Area description: The application site is in the village of Baglan, with similar properties surrounding the site. It is part of a built up area surrounded by dwelling houses, a school and some local shops.



Development Impacts:

The proposed outbuilding is to be constructed on an area where there is already an outbuilding. Some green area will be lost in order to provide the larger outbuilding but compensatory features will be installed during the construction phase. 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 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. 3rd March 2024