

Green Infrastructure Statement.

Site Address: 16, St. Davids Park, Margam, Port Talbot, SA13 2PU.

Proposed Development: Demolition of detached garage and Proposed Rear Extension forming a Family room and Side Extension comprising attached double garage with bedroom above.

Site description: Detached 2 storey house with garden areas to the front, rear and side. The front garden area comprises of a gravel driveway with areas of lawn and shrubs. The rear garden area comprises of a patio with lawns and shrubs with a small pond. The side garden area is similar with lawns and shrubs with the existing detached single garage. Both South and West boundaries are bounded by approx. 10 number mature trees. There is also an open drainage ditch/ small brook that runs north to south across the site near the west boundary. The existing boundary lines include hedging, fencing and brick walls, the forecourt boundary wall is constructed of local natural stone. (Please refer to the Drawings accompanying the application).



Surrounding Area Description: The Application site is located in a cul de sac of similar large, detached houses with attached or detached double garages in generous sized plots with wide frontages. Most of the original hedgerows which formed the original fields are still largely intact, which results in a pleasant green backdrop to the street scene. Please refer to the existing aerial view.

Development impacts: The Proposed Rear extension is to replace the existing conservatory and is to be built upon the existing patio area, a small area of lawn will be removed to accommodate the extension, this will require an adjustment of the patio and path area. The Proposed side extension is to replace the existing detached garage with additional accommodation above and built upon an area of path and again will result in a small loss of lawned area.

The existing trees and watercourse/open ditch/ small brook will not be affected by the development, as confirmed by the Tree survey.

To minimise the carbon footprint of the proposals, the bricks reclaimed from the demolition of the existing garage will be cleaned and set aside for reuse in the development. Also, it should be noted that the proposals include a green energy source in the form of solar panels which will contribute to a healthier environment.

Biodiversity Enhancement Proposed: A Bird box is to be located on the North Elevation of the original house with 2 further bird boxes to be located on the north side of the dormers of the Side Extension, i.e. 3 number in total and to be a type approved by the RSPB.

Any shrubs affected by the development to be translocated to the South/Western part of the site, the other side of the open ditch. This area of the site already contains mature trees and hedging, the translocated shrubs will help to enhance this as an established wildlife habitat.

The Southern part of the existing drive is to be removed and a new lawn laid in its place, this will compensate for other lawned areas lost due to the proposals.

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 making careful and sensible actions to minimise any negative environmental effects. This is achieved by not encroaching on any existing landscape e.g. mature trees and hedges and by incorporating features such as bird boxes and adding new lawned areas. Thus, ensuring that any adverse environmental effects are minimized with mitigation or compensating features.

Signed,

Kevyn Davies.

Dated 28/02/2024

