

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 38 Cae Canol, Baglan, Port Talbot, SA12 8LX

Proposed Development: Raising Ridge Height to Accommodate Loft Conversion

Site description: The property is a detached dwelling surrounded by similar properties in a well populated village of Baglan. The front garden consisting of a small lawn area, with trees and shrubs and brick paviour driveway. These areas will remain unaltered. The rear and side consisting of hard surfaced patio and decking areas. Some shrubs have been planted in the rear garden. All the green areas including the lawns and planting will remain unaltered. The boundary treatments, consisting of timber fencing panels to both neighbouring properties, will also remain unaltered.



View of front elevation including the lawn, shrubbery and driveway areas.

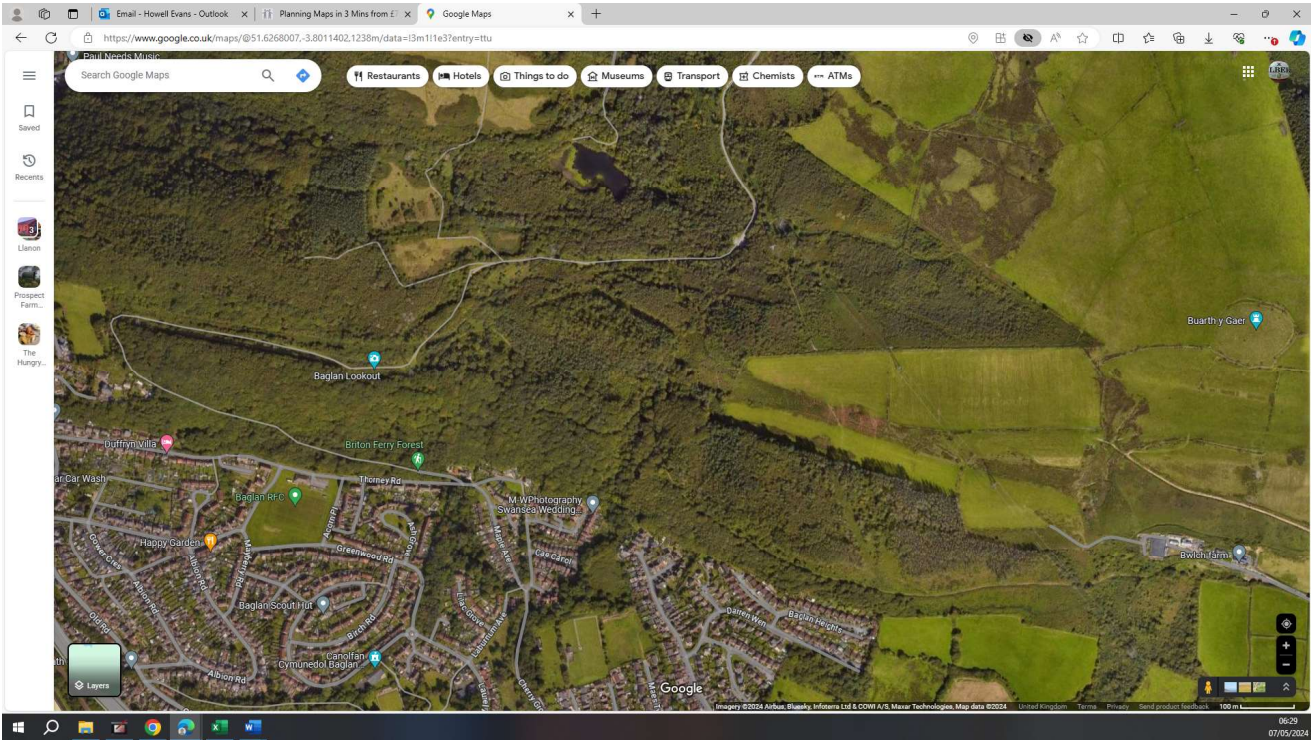
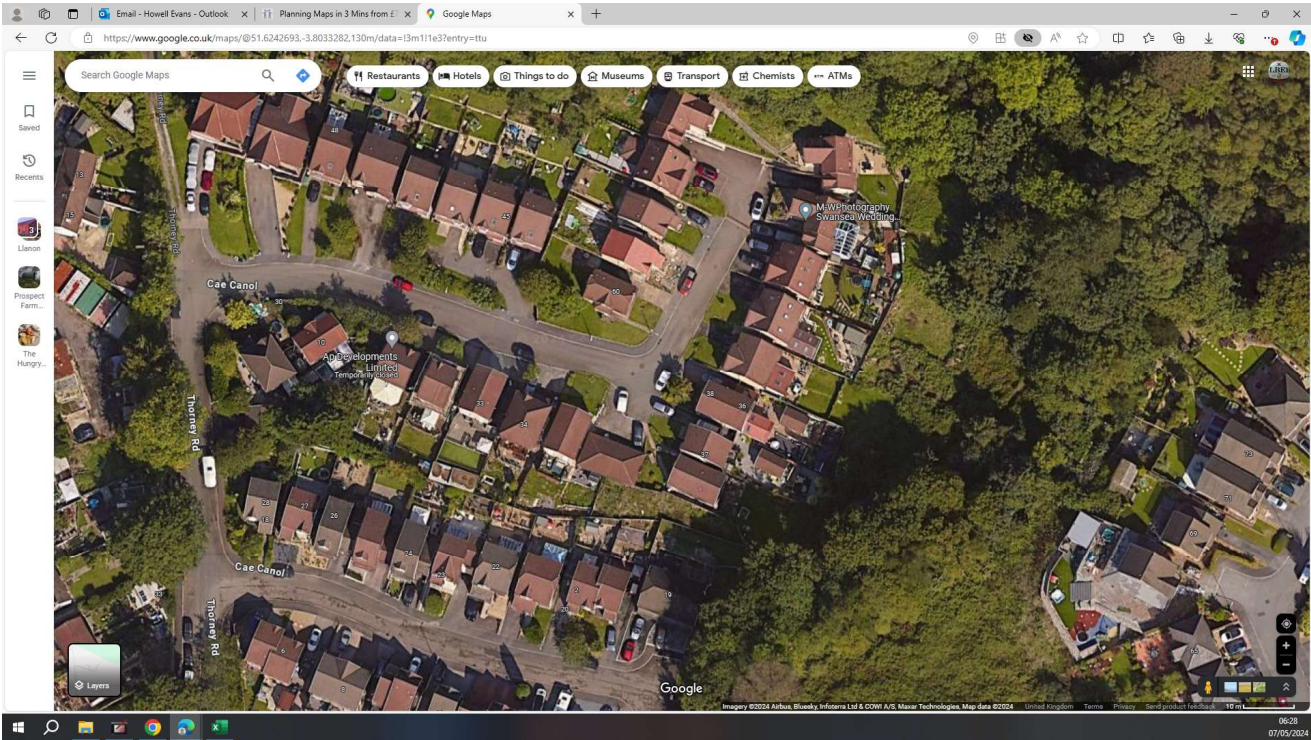


Partial view of rear yard including boundary to neighbour



Partial view of rear yard area showing decking and patio areas including boundary treatment to other neighbour

Surrounding Area description: The application site is on the outskirts of Port Talbot town centre in the village of Baglan. Similar properties surround the applicants area. A substantial area of biodiversity is immediately bounding the property as shown in the second google image.



Development Impacts:

The proposed ridge increase and loft conversion will have no impact on the existing biodiversity areas including the lawns, trees and shrubbery. No habitats will be disturbed.

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

Conclusion.

It is considered that subject to the above, that the proposed development would not affect any green or biodiversity areas yet enhance the biodiversity of the site by providing a nesting habitat currently not part of the site.

Signed JHEvans (Agent)

Dated. 5th May 2024