

MR & MRS HEYCOCK

Proposed Two Storey Side
& Single-Story Rear Extension,
41, Wern Road, Port Talbot,
SA13 2BB.

GREEN INFRASTRUCTURE STATEMENT June 2024

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In support of

PARKINSON'S^{UK}
CYMRU

PROJECT PARTICULARS

EMPLOYER (CLIENT)

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ARCHITECT

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1.00 GREEN INFRASTRUCTURE STATEMENT

1.01 SITE ADDRESS.

41, Wern Road, Port Talbot. SA13 2BB.

1.02 PROPOSED DEVELOPMENT

The proposed works comprise a two story, extension to the side of the existing property and single story to the rear, incorporating a sun lounge, kitchen, and garage store at ground floor level with bedroom and study at first floor level. The works are to be built on the existing driveway, rear patio, and detached garage hardstand areas.

1.03 SITE DESCRIPTION

The existing property is a semidetached dwelling within the residential strip to the South of the M4 and running through to the centre of Port Talbot. Accessed off Wern Road which itself runs parallel to the A48 Margam Road to Port Talbot centre the property follows a pattern that remains common to the majority of properties within the adjoining streets. The existing dwelling is a two-story building with a bay window to the front, side entrance and paved patio from the rear patio doors. A detached garage occupies a space at the end of the driveway and along the boundary with 39, Wern Close.

The side elevation driveway is finished in tarmac and the front garden area is a mixture of concrete and decorative stone. A narrow strip of planting has been retained and used to soften the face of the brick wall that marks the boundary with No. 43, Wern Road. A matching wall marks the boundary with No. 39 but does not feature any planting.

A dual level, paved patio marks the space along the rear elevation and steps down to a grass lawn and timber decked play area. As with the front elevation some shrub planting is used to soften the face of the brick boundary wall with No. 43 and the wall remains exposed along the boundary with No. 39.

1.04 SURROUNDING AREA DESCRIPTION.

The surrounding area comprises more than 80 acres of similar properties. Two storey semi detached dwellings with front and rear gardens. Access between properties is along a grid of tarmac roads with footpaths either side and illuminated at night by regular streetlights. Narrow strips of planting separate the residential area from the highly industrial spaces, associated with the Port Talbot steelworks. Whilst trees have been used to baffle the sound of traffic along the M4 which in turn separates the residential streets from the farm and scrub landscape North and East of the motorway.

1.05 DEVELOPMENT IMPACTS

The proposed extension is to be constructed on the existing hardstand areas of the side elevation driveway and rear patio. The current detached garage is to be demolished and the floor slab removed. A new patio will be constructed to the rear of the single storey extension but will not project beyond the line of the current patio and the grass lawn will be increased across the width of the demolished garage. The existing shrubs are to remain unaffected.

The proposed works are of a wrap around arrangement and involve minimal adjustment or alteration to the existing building fabric. And any new external lighting is to be limited to low lux PIR operated, security lighting. Lighting specific spaces to the outside of the new accommodation and at levels significantly less than those of the streetlights located along the network of roadways.

The impact of the new works is to be restricted to localised issues inside the site boundaries.

1.06 BIODIVERSITY ENHANCEMENTS PROPOSED

The owner/occupiers of the application site have for some time been putting out seeds and nuts to feed the local birds. They have noted that although the food attracts some seasonal visitors, sparrows, tits, and starlings are the most common diners. And as a result, three bird boxes are to be provided as part of the proposed works, one for each of these species - obtained from, located, and fitted in accordance with RSPB standards.

National Trust Aspen Larch 28mm Nest Box,
Starling Nest Box with Balcony,
House Sparrow Multi Nest Box 34mm

To be located at the existing side elevation gable and the back of the rear garden.

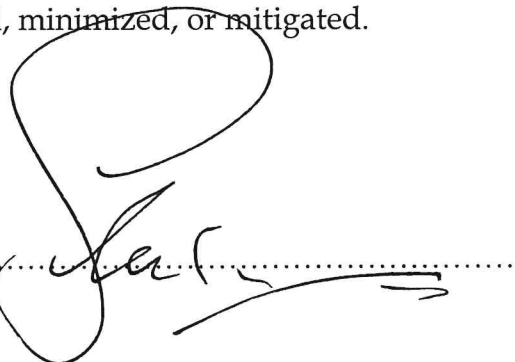
The new rainwater goods fitted to the new rear elevation eaves are to be connected to the below ground drains after having first run through a proprietary connector which will fill, and top up two water butts which are to be fitted as part of the new construction works. The collected rainwater will then be used to water the rear garden plants.

1.07 CONCLUSION

Subject to the provision of the nest boxes referred to above, the proposed development will maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity within the area.

The works have been designed and will be built to ensure that any adverse environmental effects are avoided, minimized, or mitigated.

Signed



Dated

3.6.24