

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 17 Dyffryn View, Bryncoch, SA10 7TU

Proposed Development: Part Two Storey and Part Single Storey Rear Extension
And Fenestration Alterations

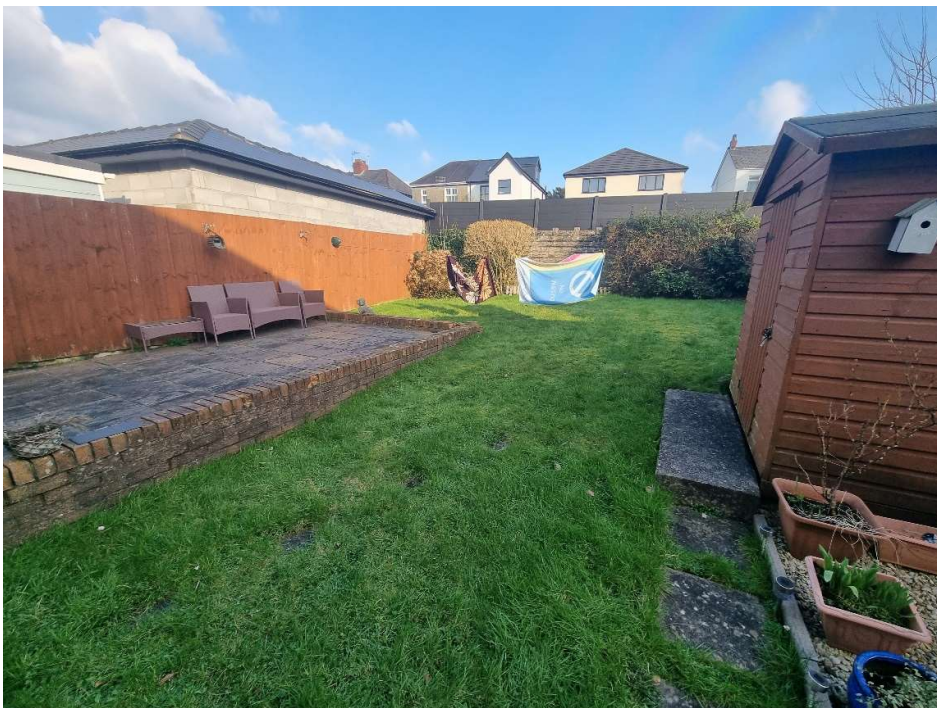
Site description: The property is a detached property with front and rear garden areas. The front garden consisting of a lawned area with brickwork driveway and the rear garden consisting of a patio, lawned area and shed. A timber fence bounds the property to the right (looking towards the rear elevation) with a blockwork wall to the rear and left sides. There are some shrubs/bushes in the rear garden but these will not be affected. All boundaries will remain unaltered.



View of rear garden with lawned area, patio and shed.



Rear lawn area with blockwork boundary walls to side and rear. These will remain unaltered.



Rear garden area with timber fencing to neighbours boundary. This will remain unaltered



Front of property with lawned area and brickwork driveway

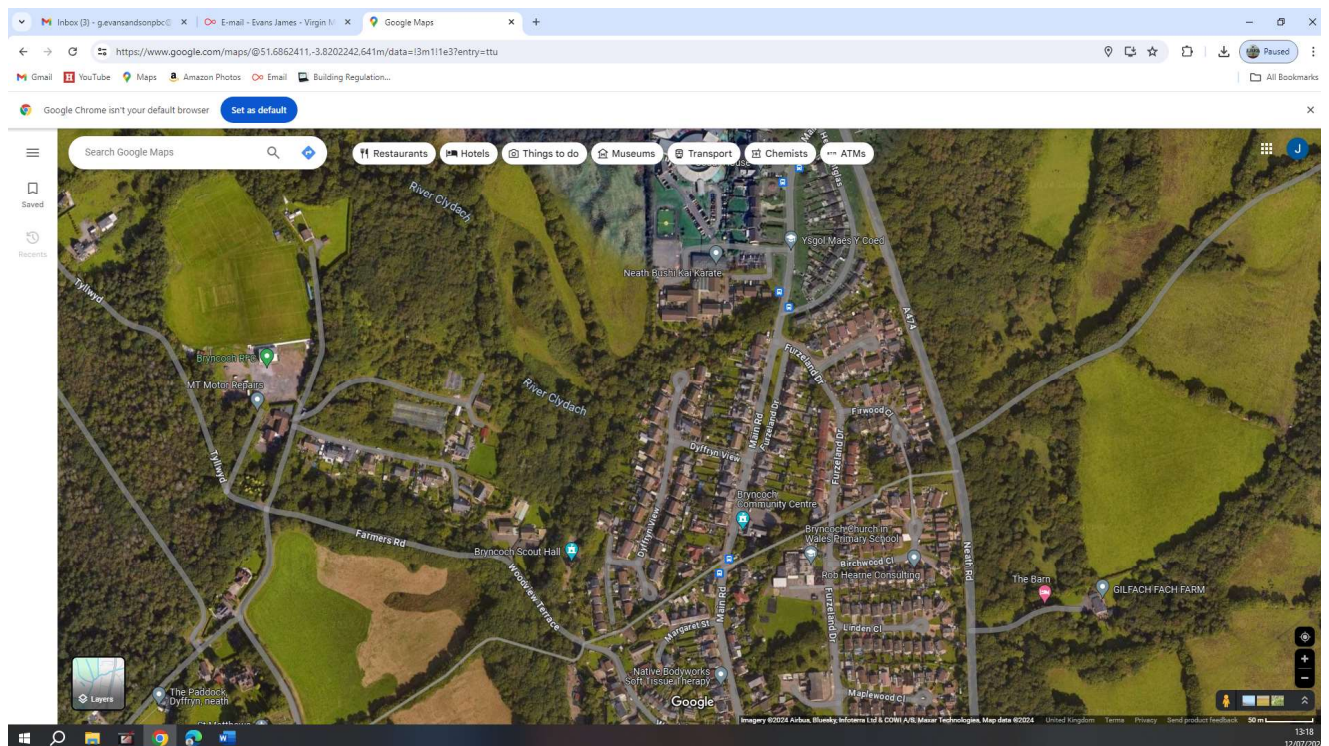
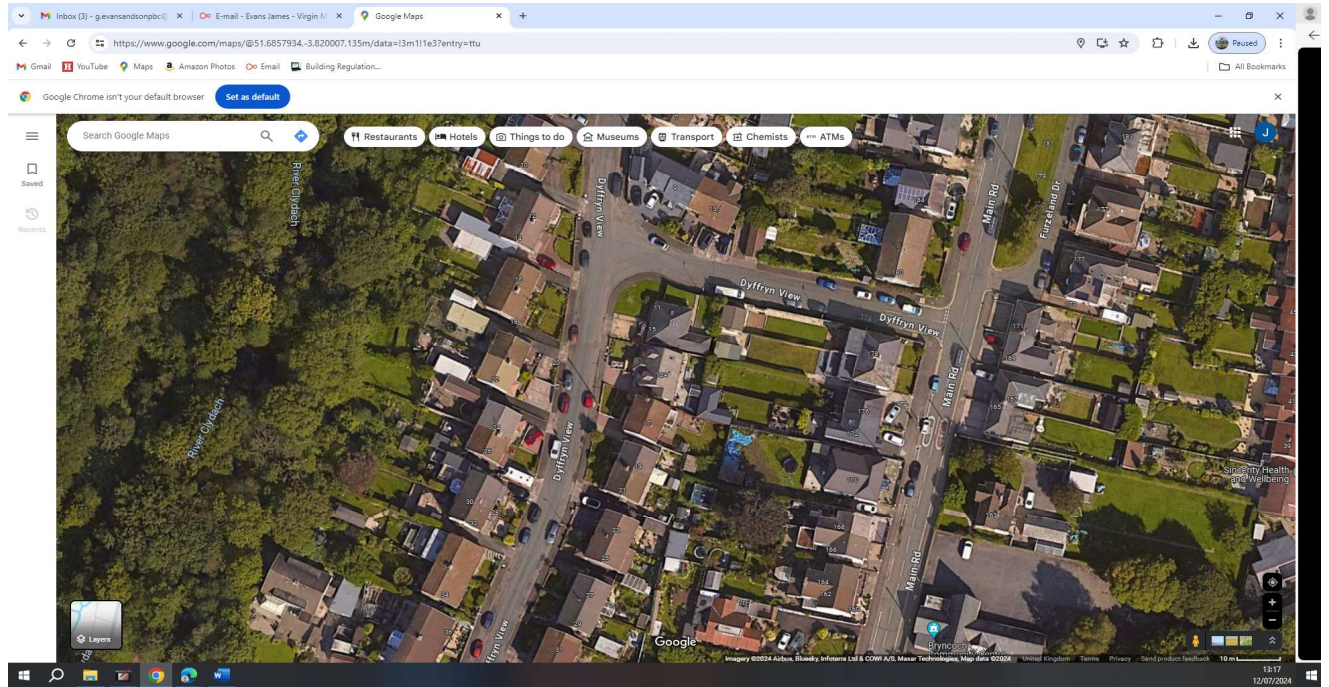


Front elevation



View of existing rear extension to be demolished and neighbours timber fence boundary and patio area.

Surrounding Area description: The application site is in the village of Bryncoch. This is a suburban area. Many similar properties are in the vicinity of our site. A substantial area of biodiversity is in close proximity of the property as shown in the second google image.



Development Impacts:

There is an existing rear extension which is to be demolished to be replaced with a new rear extension. This new rear extension is only slightly larger than the existing extension so will only encroach into the rear garden slightly. There will be no impact on the boundaries and very little of the lawned area will be affected. The extension will be built over the footprint of the existing extension and some of the existing rear patio. No areas of biodiversity will be removed or affected. No extensive external lighting proposed, and therefore no impacts beyond the limited localised issues within garden. No replacement planting required as only small patio area removed with an extensive lawned area remaining. 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

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 maintain and 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 JHEvans (Agent)

Dated. 12th July 2024