

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 40 Cimla Road, Neath SA11 3TL

Proposed Development: Replacement Single Storey Rear Extension

Site description: The property is a detached property with front and rear garden areas. The front garden consisting of a lawned area and tarmac driveway and the rear, much larger garden, consisting of a large patio area and substantial lawned area. There are brickwork boundary walls to all three sides and these will remain in place. There are also many trees, shrubs and hedges in the garden, all which are to remain in place and unaffected as the development will be sited on the same area as there is a current existing extension.



View of rear elevation of property showing existing extension and hard surface area where the new extension will be sited.



View of rear lawn area with side boundary to neighbour consisting of brickwork wall. This boundary will remain unaltered



View of large rear lawn area with brickwork rear wall and trees and shrubbery to the side of the garden. All trees and shrubs will remain unaffected.



View of large rear garden area with mature garden trees and shrubs. These will all remain unaffected.

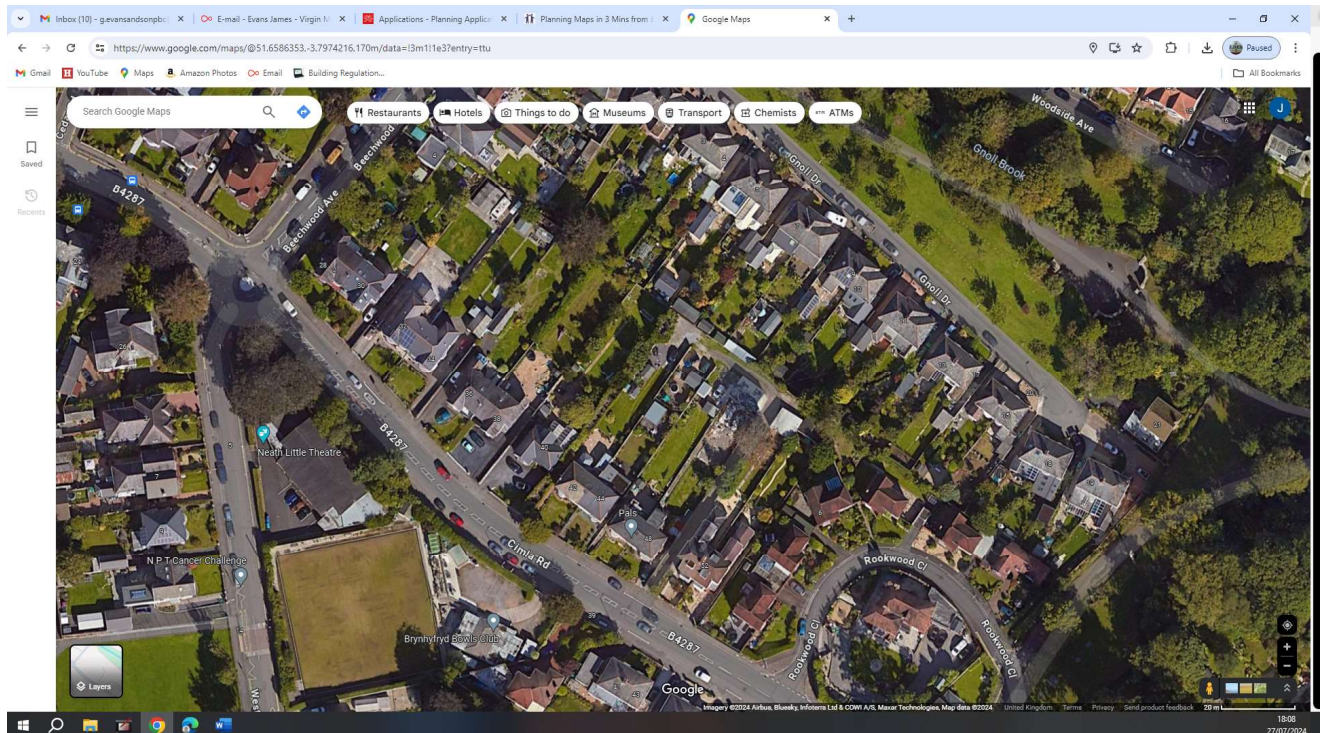


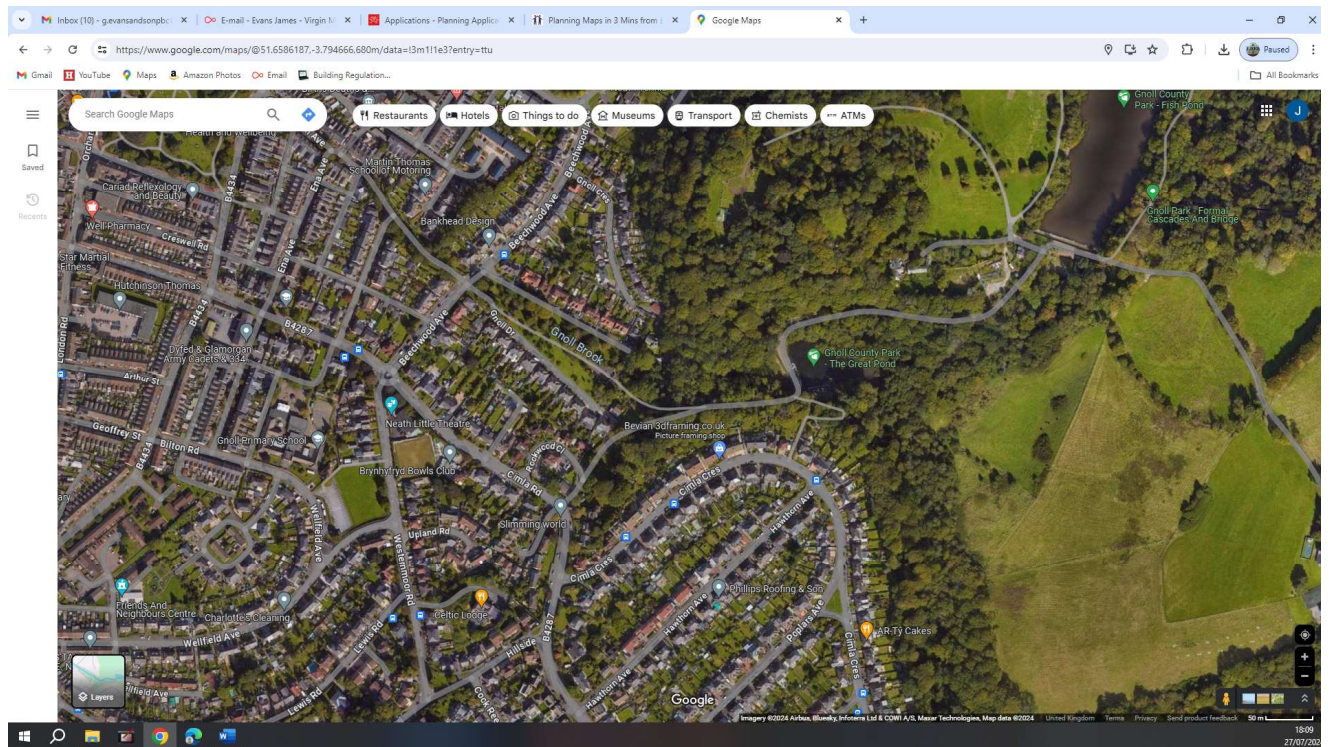
Photo of existing rear extension where the replacement extension will be sited and the enlarged infill area will be erected on the existing patio area



View of front of property including small lawn area with trees, shrubs and hedges, all will remain unaltered. Tarmac driveway also shown.

Surrounding Area description: The application site is in close proximity to the town centre of Neath, with similar properties either side of it and to the rear of the site. The site is also in close proximity to the Gnock Country Park Estate which is a large area of biodiversity offering substantial habitats. This is shown on the second google photo.





Development Impacts:

There is an existing rear conservatory style extension in place. The proposed extension will be sited in the same area with the rear elevation squared off to create a square extension. This infill area is currently a patio area and so the enlarged extension will not remove any green areas. The existing trees in the area will remain unaffected as the new extension will replace an already existing extension.

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. 27th July 2024