



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project Proposed Double Storey Rear Extension.

Address: Dolgoch, Pontardawe Road, Rhyd-Y-Fro, Neath Port Talbot, SA8 4SX.

Date: 7th August 2024

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support a Planning Application made to Neath Port Talbot County Borough Council for the construction of a Double Storey Rear Extension at Dolgoch, Pontardawe, Rhyd-Y-Fro.

It will describe how green infrastructure has been incorporated into the proposal and how it will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The property is a traditionally built double storey semi-detached dwelling with rendered masonry walls and a tiled pitched roof.

The Property benefits from off road parking on a private driveway able to accommodate 3 cars with a fairly large rear garden.

(Refer to CPD 001, CPD 002 and 'Google earth' view opposite).

The application site is located in a rural area with similar type semi-detached and 1 detached dwelling all with similar longitudinal gardens backing onto an area of mature scrub woodland and grassland.

Existing Green Infrastructure:

The site is currently within a well-connected landscape with numerous established trees, hedgerows and areas of grassland within the locality. The application site is located within an area surrounded by mature scrub woodland and agricultural grazing fields.

The application site interior comprises a large paved parking area to the front, able to accommodate 3 no. cars. To the rear of the property is a fairly large garden containing some amenity grassland with various species of small shrubs and plants.

Development Impacts / The Proposal:

It is proposed to construct a double storey rear extension. The extension will be built where there's currently a single storey extension. It will adjoin an existing extension to the neighbouring adjoining property.

The extension will be built to match the existing dwelling with rendered masonry walls and a rubber flat roof. *(Refer to CPD-004 – Proposed elevations for details).*

The property does currently benefit from a fairly large garden providing some green amenity space. Given the position of the current and proposed extension and current site layout the extension would not have any impact on the existing green infrastructure. It is however proposed to construct a detached garage at the top of the garden with a driveway leading to it. This will therefore require some of the existing lawn / amenity grassland to be lost.

There is currently no street lighting along this section of Pontardawe Road. The front parking area / driveway is illuminated with a security light. No additional lighting is proposed within the garden area, therefore minimal impact beyond the limited localised issues within the current garden and neighbouring areas.

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

To further enhance the local connectivity and green infrastructure, and to mitigate against the loss of lawn / amenity grassland, it is proposed to introduce a number of native (and non-native) species plants and shrubs. These will be located within the rear garden in small, raised beds and verges. These will include wildlife friendly species, to encourage insects and pollinators, creating additional small habitats and further improving localised connectivity.

Planting species may include: *(not limited to)*

Sedum (*Hylotelephium spectabile*)
Dog rose (*Rosa canina*) Red valerian (*Centranthus ruber*)
Lavender (*Lavandula angustifolia*)
Clematis Buddleia (butterfly bush)
Verbena bonariensis Hebe species
Common snowdrop (*Alanthus nivalis*)
Snowberry (*Symphoricarpos albus*)
Heather (*Calluna vulgaris*)
Berberis species Bell heather (*Erica cinerea*)

It is also proposed to install a bird box (Woodstone House Sparrow Nest Box) on the North East elevation at eaves level. The location is predominantly East facing which should provide shelter from prevailing wind and rain. *(Refer to CPD 002 / CPD 004 for details)*

Conclusion:

The site currently has very good connectivity and although there is limited mature vegetation within the immediate interior of the plot the existing green infrastructure does provide excellent connectivity to the surrounding habitats and the wider landscape.

The work would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered the introduction of various shrubs and plants along with provision of the new bird nesting box would enhance the ecological features creating additional nesting habitats and increase the connectivity in the local surroundings.