

Green Infrastructure Statement

Minor Development / Homeowner

Site Address: 62 Darren Wen, Baglan, Port Talbot, SA12 8YN

Proposed Development: Proposed double storey side extension to the right side of the property (viewed from the front elevation) connected to a proposed single storey extension to the rear of the property. The dwelling sits on a relatively steep site which slopes away from the adjoining highway, the dwelling sits approximately 2.5m below Darren Wen from the front elevation.

Site Description: Detached 2 storey property with front, rear and side garden areas. Front/side garden is bound by a low height brick wall to front and left with an open boundary to the right. The garden comprises of majority grass lawn and contains 3 trees. Rear/side garden is bound by varying height block walls to the rear and both sides. The garden comprises of 4 paved patio areas, 2 grass lawns, a soft landscaped play area and a shed base.

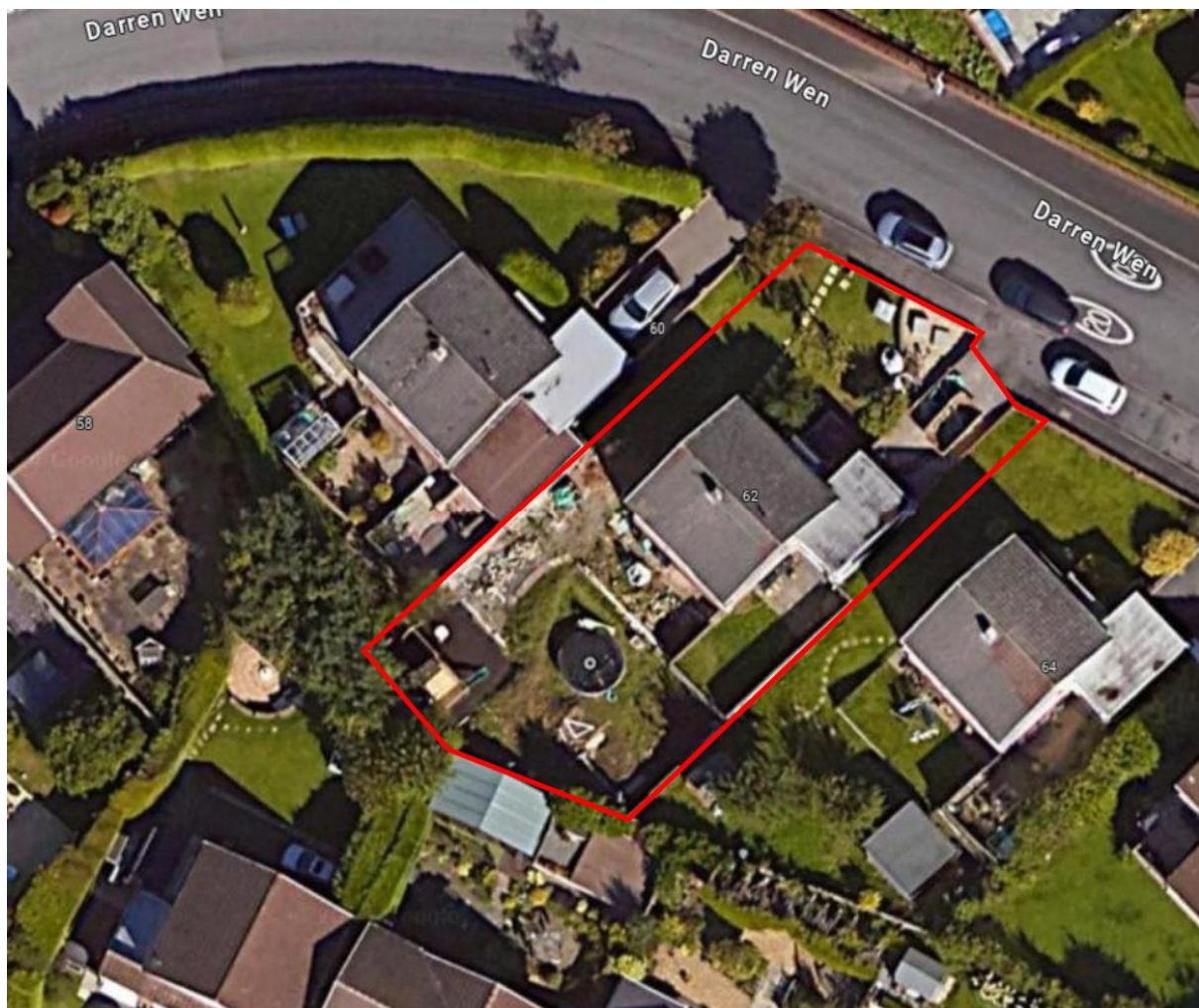


Fig. 01 – Application Site Arial View

Surrounding Area: The application site is located within Baglan, Port Talbot, between the junction of Darren Wen/Larkhill and Darren Wen/Baglan Heights. The property is a detached dwelling of similar size to the neighbouring properties. The property is located in close proximity to Blaenbaglan Primary School to the south east, woodlands to the north and farm land to the east.



Fig. 02 – Surrounding Area Arial View

Development Impacts: Proposed extension to be constructed on majority existing hard surfaced patio area with minimal existing lawn to be removed as part of the development. Existing front garden trees will be unaffected. No external lighting proposed, and therefore no impacts beyond the limited localised issues within the garden.

Noting that: Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

Biodiversity Enhancements Proposed: Additional vegetation to be planted to the front garden. Proposed rear boundary hedge.

Conclusions: It is considered that subject to the above, the proposed development would enhance and deliver net benefits to biodiversity. Additional vegetation to the front garden will compensate the loss of lawn area by providing a greater opportunity for biodiversity. Proposed rear boundary hedge will creating an ecological corridor to allow wildlife movement at the rear of the property linking into neighbouring properties while providing potential for wildlife habitat and nesting. Thus ensuring that any adverse environmental effects are minimized and compensated for.

Signed: *Andrew Stone*

Dated: 13/10/2024