

GREEN INFRASTRUCTURE STATEMENT

Site Address

Rear Garden of 41 Pontneathvaughn Road, Glynneath, Neath SA11 5NS

Proposed Development

Proposed retention and completion of works to refurbish outbuilding and construct a Holiday Let.

Site Description

The property is a detached dwelling with a large rear garden, terraced over 3 levels and set above Pontneathvaughn road, which has a garage and parking space at road level, a set of steps leading up to the dwelling house. There is a masonry constructed garage/store at the highest point of the plot which has a vehicular access off a rear lane.

Surrounding Area

Pontneathvaughn road is located between Glynneath and Pontneathvaughn and is made up of detached and semi detached dwellings to the north western side only.

Development Impacts

The proposal will have a limited impact on the surrounding area with vehicular movements for the Holiday Let and the main dwelling using the garage at road level with the drive giving further parking. The nearest dwelling being over 20 m away from the proposal ensures limited overlooking but within Planning requirements.

Biodiversity Enhancements Proposed

The Applicant is committed to wildlife preservation as the dwelling is in a semi rural setting. The provision of a Bird Box and Bat Box to the gable walls of the Holiday Let. External lighting would be movement sensitive allowing safe access and egress.

Conclusion

Opportunity for biodiversity enhancement is limited, the Ministerial Statement announcing the adoption of Green Infrastructure Statements confirms, no detailed statement is warranted or required though this scheme does adopt the principles espoused by the Minister's Statement with the provision of a Bat Box and a Bird Box mitigating the impact of the proposed development.

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