



GREEN INFRASTRUCTURE STATEMENT

Project Construction of Single Storey Rear Extension, Loft Conversion and provision of a rear flat roof dormer Extension

Address: Ynys Las
Intervalley Road, Banwen, SA10 9LR

Date: 1st November 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 Single Storey Rear Extension, Loft Conversion and provision of a rear flat roof dormer Extension

This GIS will describe how green infrastructure has been incorporated into the proposal following the - step-wise approach referred to in the Planning guidance and 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 application site is located in a sparsely populated rural area within the village of Banwen. The property is located within a cluster of semi-detached properties all fronting Intervalley Road between Banwen and Glyneath.

The property is a traditionally built single storey bungalow with rendered masonry walls and a tiled covered pitched roof. There is also a single storey rear extension with a flat roof and single storey conservatory to the rear. *(Refer to Architectural Drawings).*

STEP WISE APPROACH - STEP A: IDENTIFY

Existing Green Infrastructure:

The site is currently within a well-connected landscape with numerous established trees, areas of amenity grassland, and hedgerows. There are large areas of mature scrub woodland and brush surrounding the site leading onto common land, interspersed with areas of agricultural and grazing land.

The application site interior comprises a parking area to the front, a side driveway and a large rear garden. The garden, laid mainly to amenity grassland does currently benefit from established shrubs, bushes and plants along with well-established tree lined boundaries to the South and Southwest which will **remain unaffected** by the proposed works.

Existing street lighting is present along Intervalley Road. There is also a PIR security light mounted on the rear elevation which illuminates the patio and garden area. These arrangements are to remain.

STEP WISE APPROACH - STEP B: AVOID

The proposed extension build and Loft Conversion would **not reduce the current amount of green infrastructure**

No green amenity space will be taken up, lost or removed.

STEP WISE APPROACH – STEP C: RESPOND & DESIGN

Development Impacts / The Proposal:

Whilst there is sufficient Green Infrastructure within the immediate locality of the proposal it is important to respond to current climate requirements with the need to improve connectivity and habitability.

In response we feel the ongoing maintenance of the existing shrubs and plants along with supplementary planting of additional native species shrubs and plants in raised beds and verges within the existing garden landscape will be in keeping with the proportion of the development and will **enhance the current ecological features.**

The extension will be built where there's currently a hardstanding and conservatory. The conservatory will be demolished along with part of the existing single storey rear extension.

The extension will be built to match the existing dwelling with rendered masonry walls and a flat roof. The Dormer / Loft Conversion extension will be built of timber frame, clad with a composite material and have a flat roof. (*Refer to Architectural Drawings*).

Additional low level wattage lighting units will be installed on the proposed extension. No additional lighting is proposed within the garden area, therefore minimal impact beyond the limited localised issues within the current garden and neighbouring areas.

STEP WISE APPROACH – STEPS D: MITIGATE

No green infrastructure or amenity space will be lost to provide the extension. Steps D is not applicable in this case.

STEP WISE APPROACH – STEP E: COMPENSATE

No mitigation measures are needed with no compensation required.

STEP WISE APPROACH - STEP F: ENHANCE

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

To further enhance the local connectivity and green infrastructure, it is proposed to introduce a number of 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*)

Dog rose (<i>Rosa canina</i>)	Wild privet (<i>Ligustrum vulgare</i>)
Common snowdrop (<i>Alanthus nivalis</i>)	English ivy (<i>Hedera helix</i>)
Prunus avium wild & edible cherries	Common holly (<i>Ilex aquifolium</i>)
Sedum (<i>Hylotelephium spectabile</i>)	Honeysuckle (<i>Lonicera periclymenum</i>)
Rubus fruticosus agg.	Common mallow (<i>Malva sylvestris</i>)
Common knapweed (<i>Centaurea nigra</i>)	Crab apple (<i>Malus sylvestris</i>)
Blackthorn (<i>Prunus spinosa</i>)	Heather (<i>Calluna vulgaris</i>)
Field scabious (<i>Knautia arvensis</i>)	Bell heather (<i>Erica cinerea</i>)
Fruit trees	Hemp Agrimony (<i>Eupatorium cannabinum</i>)

It is also proposed to install a bird box (Woodstone House Sparrow Nest Box) on the South East elevation at eaves level.

(Refer to CPD 002 for details)

STEP WISE APPROACH - STEP G: MAINTAIN

The planting scheme will be implemented with 1 month of beneficial completion. Regular maintenance will be carried out to ensure the planting scheme remains effective.

STEP WISE APPROACH - STEP H: MONITOR

The Planting scheme will be reviewed annually to monitor the effectiveness of each species to ensure the enhancement remains effective. Should plants die or become too overgrown they will be pruned or replaced.

Conclusion:

The local area has sufficient connectivity and green infrastructure. The provision of the supplementary planting 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 proviso of a bird box would be **proportionate to the scale of the development** and **enhance** the ecological features, creating additional nesting habitats and increase the connectivity in the local surroundings.