

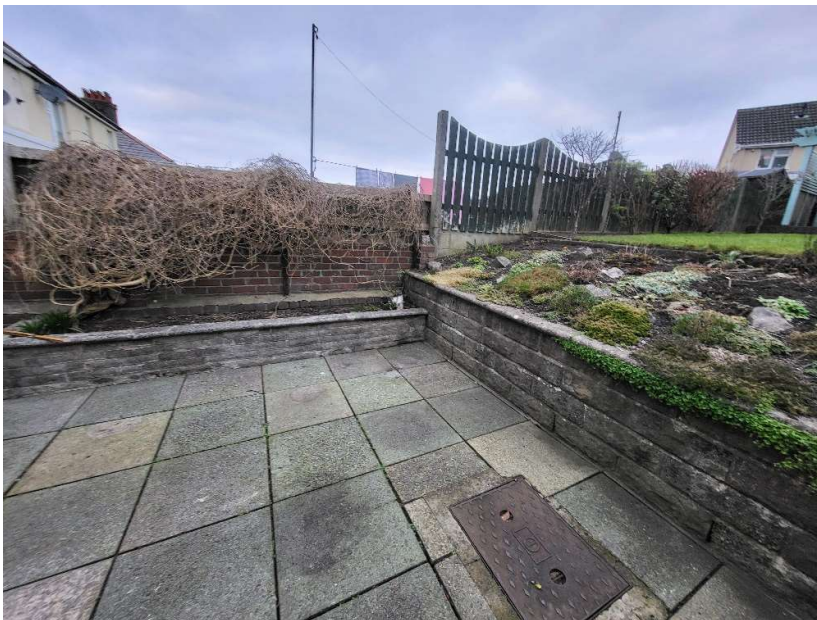
Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 26 Cwrt Sart, Briton Ferry, Neath SA11 2SR

Proposed Development: Single storey rear extension, fenestration alterations and new vehicular parking area

Site description: The property is a detached property with front, side and rear areas. The front consists of a lawned area and concrete steps and path leading to the front access door. There are planting borders to both side elevations and some mature shrubbery along the side borders. A concrete paved path runs along the side elevation towards the rear garden area. The rear, raised garden area contains a large lawn, raised bedding area and a detached outbuilding. There are timber fence boundaries to the sides and rear, with a partial brickwork boundary wall also to the side neighbour.



View of rear patio where new extension will be sited. Existing retaining wall shown with flower beds. Brickwork and timber fence boundaries can be seen.



View of rear garden including large lawn, existing detached outbuilding and timber fencing boundary.



Further view of rear garden area including lawn and existing bedding area. Timber fencing to side and rear boundaries.



Rear elevation view of existing property with large lawn and timber fence boundaries.



Front garden view including lawn, bedding area and mature shrubbery to side boundary

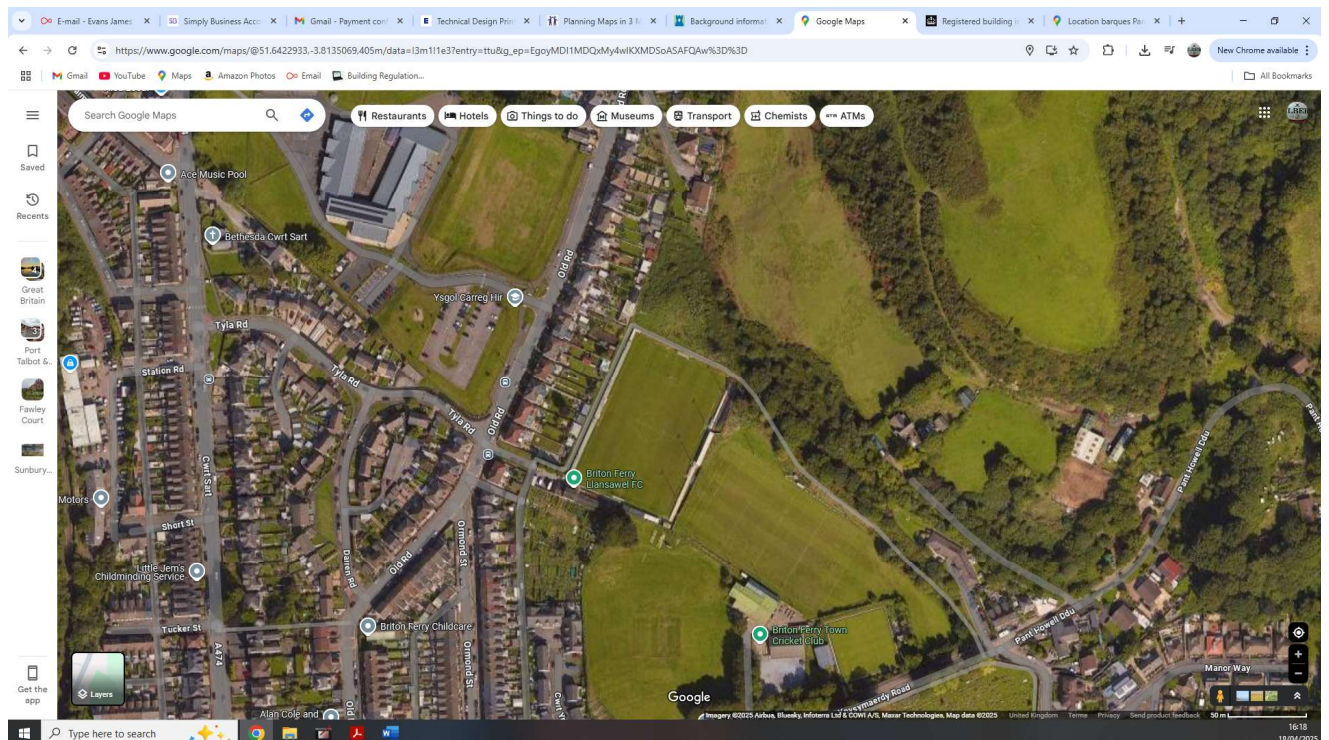
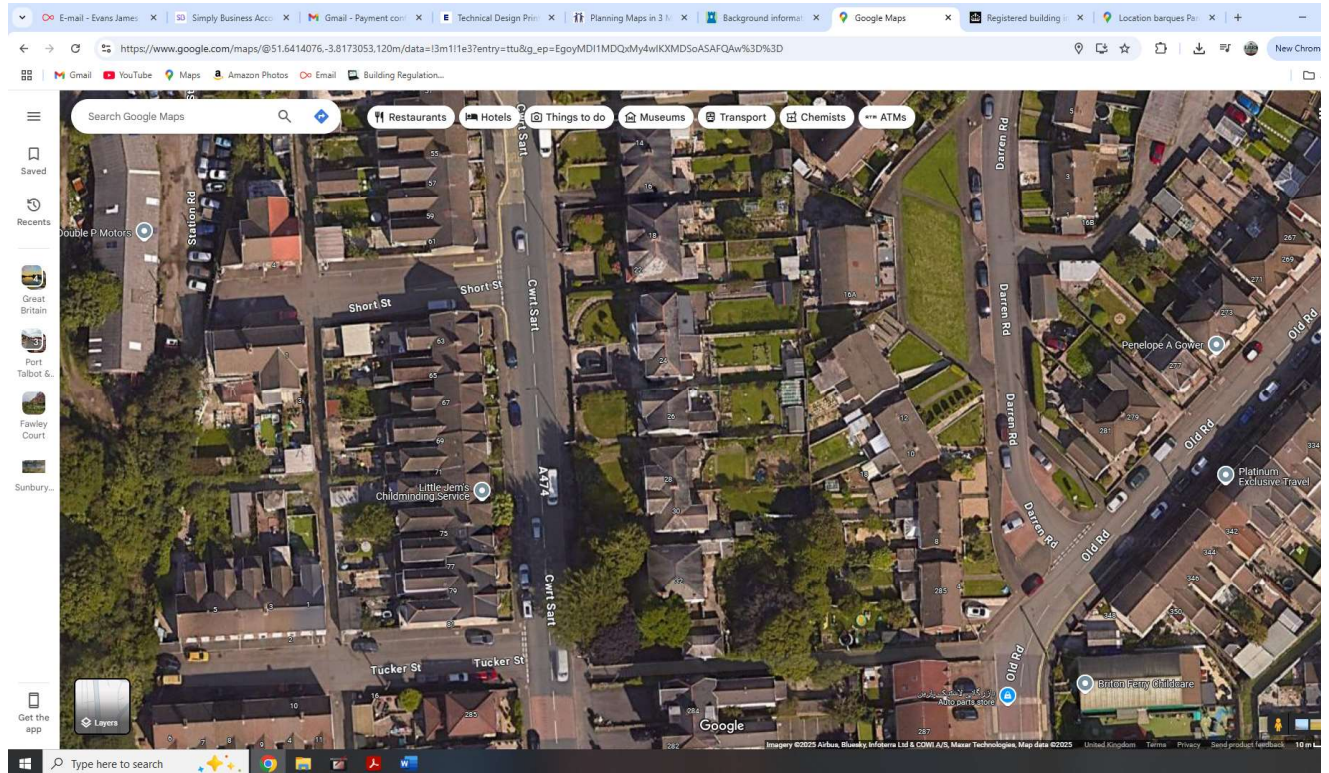


View down the side elevation of the property including a concrete paved path and brickwork boundary wall to neighbour. Bedding areas shown and these will remain.



Front elevation of property including existing brickwork boundary wall to highway, large lawn and concrete steps and path to front door.

Surrounding Area description: The application site is in the village of Briton Ferry on the outskirts of Neath town centre. Similar properties surround the site, as can be seen in the first image. The second image shows the vast areas of habitats and green space available in the near surrounding areas.



Development Impacts:

The proposed single storey rear extension will be sited where there is currently a patio area. This means no green space or habitats will be removed as part of the extension works. The proposed vehicular parking area to the front elevation will involve the removal of part of the lawned area and some bedding borders along the front elevation wall. This is the only impact on the site and will be compensated for as follows.

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 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

Dated. 18th April 2025