

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 69 Penywern Road, Bryncoch SA10 7PA

Proposed Development: Part Two storey and part first floor rear extension

Site description: The property is a semi-detached property with front, side and rear areas. To the front there is a large lawn and concrete driveway with hedgerow border to the left side and post and wire fence to the attached neighbour. To the side there is a concrete path and continuation of the hedge border. The rear area consisting of a small patio area with concrete steps leading to a raised lawn and further patio area to the rear boundary. The boundaries are a mix of hedgerows, post and wire and timber fencing. All boundaries and hedges will remain unaffected.



View of rear of plot with timber fence and post and wire boundaries and raised patio area.



View of hedgerow boundary to neighbour and rear lawn area



View of rear elevations where new extension will be sited. Raised lawn area in view with steps from the lower patio area.

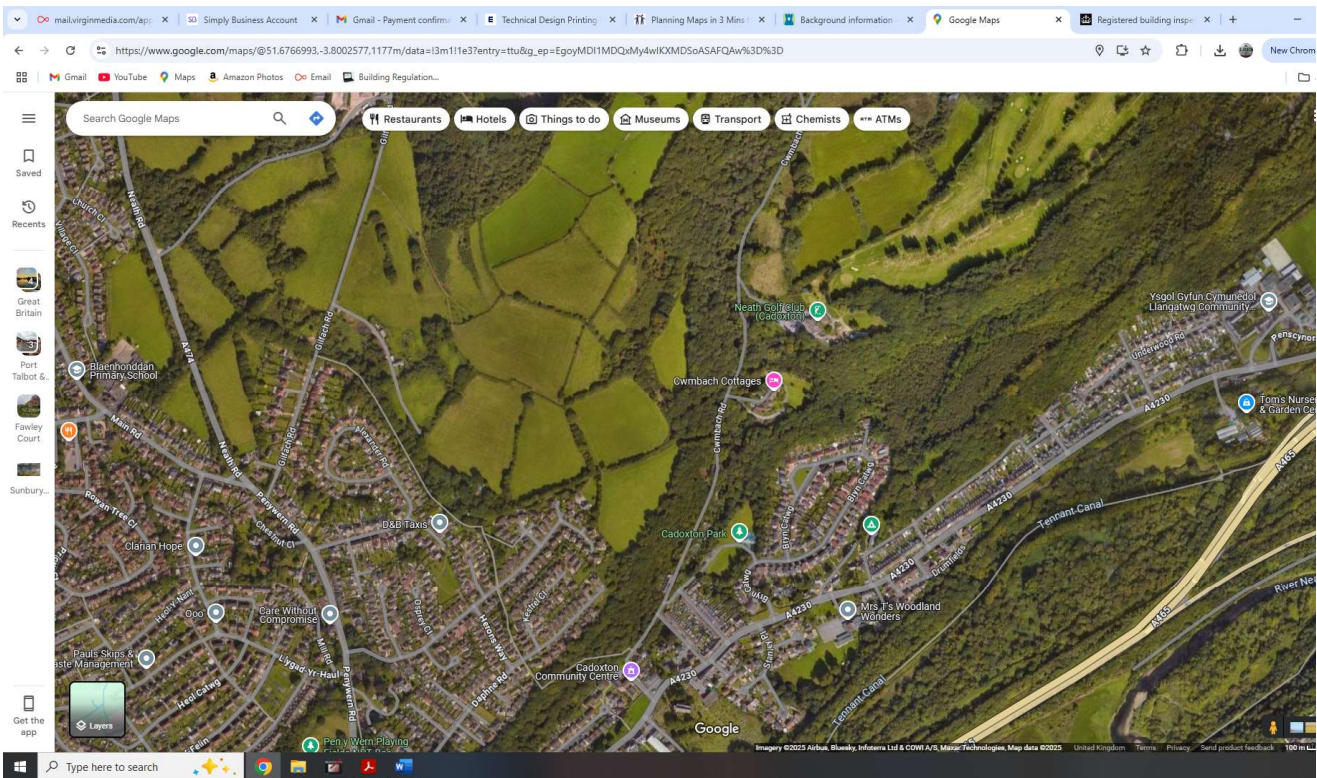
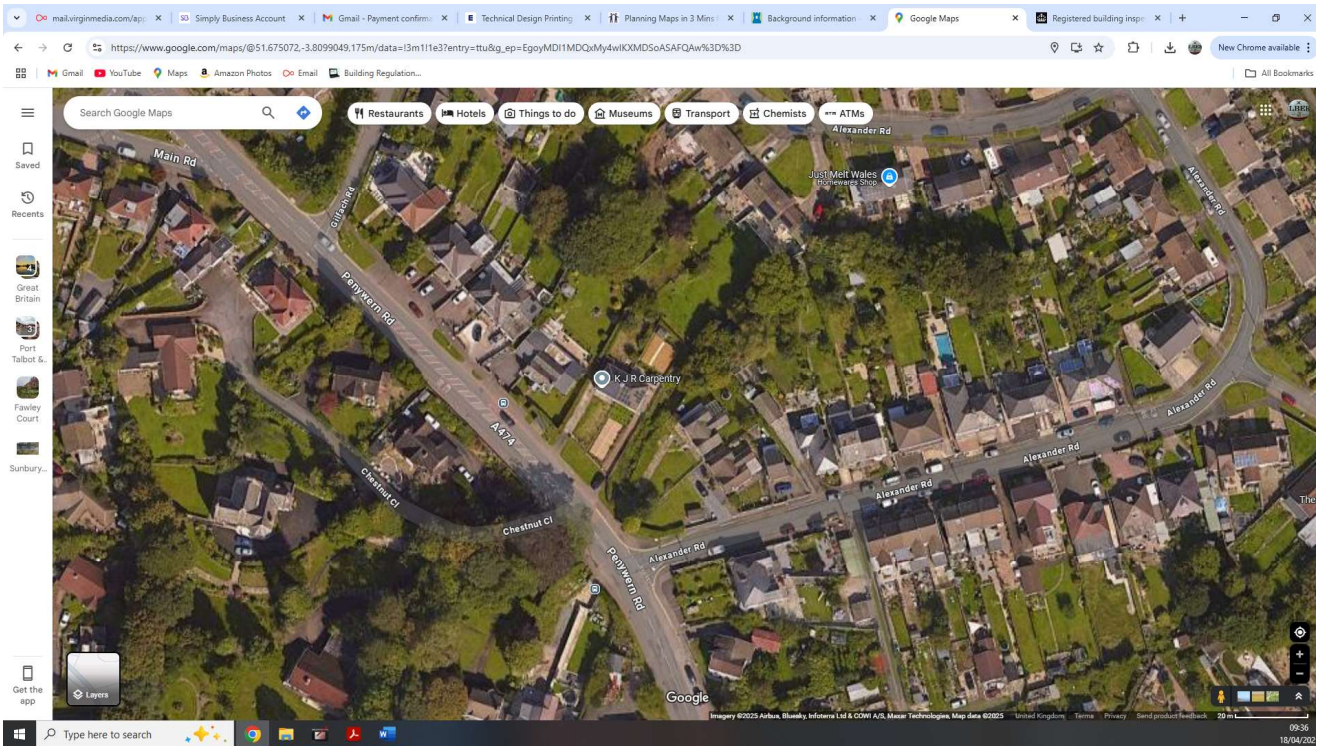


Raised patio area to rear boundary and boundaries in view



Front elevation, which will remain unchanged. Post and wire boundary to attached neighbour and be seen with large lawn and concrete driveway

Surrounding Area description: The application site is in the village of Bryncoch, on the outskirts of Neath town centre. It is surrounded by a mix of properties to the front, rear and sides. This can be seen in the first image. The second, wider image, shows the close proximity of our plot to substantial green pace and abundant habitats.



Development Impacts:

The proposed rear extension will be sited on an existing patio area and on top of an existing ground floor extension and as such no trees, shrubbery or green spaces will be removed as part of the development. It has also been shown on the images provided that there are vast areas of green space and biodiversity habitats in close proximity of the property meaning negligible impact from our proposed development. However, even though little biodiversity will be affected as part of the development it is proposed to offer some compensations.

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