



GREEN INFRASTRUCTURE STATEMENT

**PROPOSED CONVERSION OF A GARAGE TO A LOUNGE
AT 69 PORTH Y GWYDDEL, AWEL AFAN,
PORT TALBOT, SA12 6EQ**

**On behalf of
Mr. Jonathan Fellows**

Our Ref: 1835.a
Date: April 2025
Prepared by: Shannon Stone

Approved by: Jason Evans

1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr. Jonathan Fellows (the Applicant) to prepare and submit a full planning application for the conversion of a garage to a lounge at 69 Porth Y Gwyddel, Awel Afan, Port Talbot, SA12 6EQ.
- 1.2 This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.



Figure 1

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

Standard 1 Optimises Multifunctionality and Connectivity

Standard 2 Positively Responds to the Climate Emergency

Standard 3 Maximises Environmental Gains

Standard 4 Champions a Context Driven Approach

Standard 5 Creates Distinctive Places

Standard 6 Secures Effective Place-keeping

WELLBEING Standards

Standard 7 Brings Nature Closer to People

Standard 8 Supports Equitable and Inclusive Places

WATER Standards

Standard 9 Delivers Climate Resilient Water Management

Standard 10 Brings Water Closer to People

WILDLIFE Standards

Standard 11 Delivers Wildlife Enhancement

Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

2.1.1 The property is a modern, three-bedroom detached home with a contemporary suburban style. It offers three dedicated parking spaces: two on a private driveway and one within an integrated garage. The ground floor features an open plan living and dining area, a separate kitchen, a lavatory, and internal garage access. Upstairs, there's a master bedroom with an en-suite and dressing area, two additional bedrooms, and a large bathroom. The building features a pitched roof with a gable design, constructed with a mix of brickwork and cladding. Photograph 1 below shows 69 Porth y Gwyddel along with its neighbouring properties.



Photograph 1

2.1.2 The wider setting of the host dwelling is shown in the Location Plan at Figure 1 below.

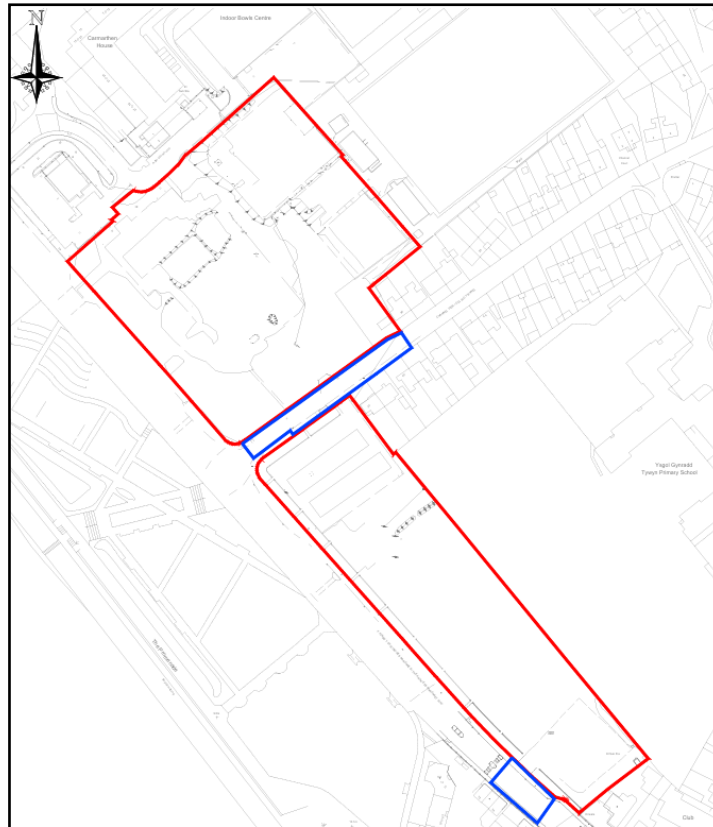


Figure 1

2.1.3 Figure 2 displays a detailed Ordnance Survey Map extract of the property.

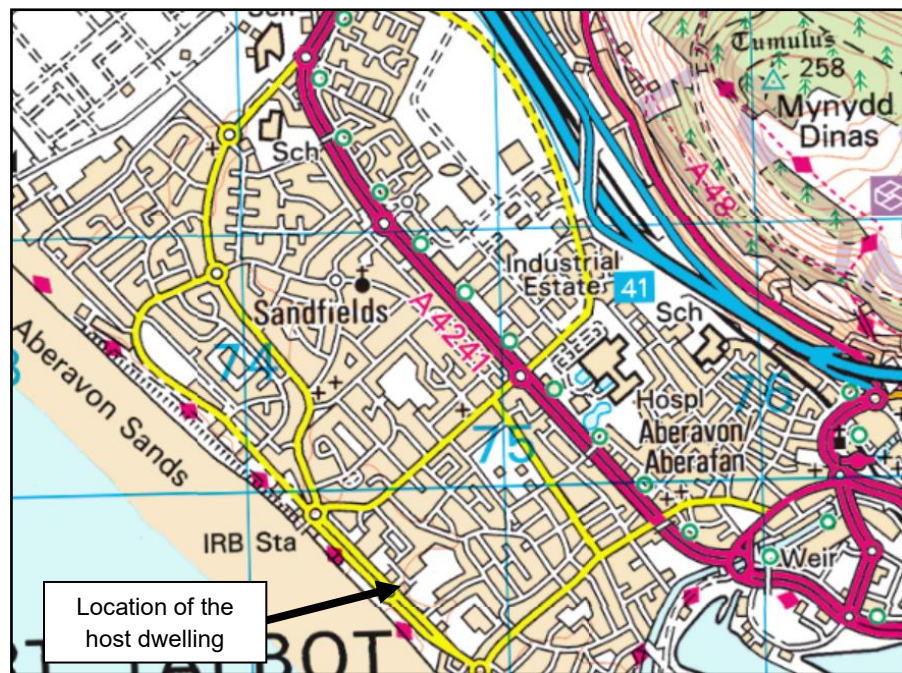


Figure 2

2.1.4 As illustrated in Photographs 2 and 3 below, the garage at 69 Porth y Gwyddel is relatively small, prompting the Applicant to propose converting the space into an extended lounge for more efficient use of the area.



Photograph 2



Photograph 3

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The application site at 69 Porth y Gwyddel has limited existing green infrastructure assets. It comprises a single residential dwelling set within a relatively compact plot, with much of the site occupied by the building footprint and hardstanding, including a driveway to the front. To the rear, a small garden is present, though soft landscaping is minimal. The site contains no significant vegetation, mature trees, or identifiable ecological features, and as such, offers little existing ecological value.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development seeks full planning permission for the conversion of a garage to an extended living space at 69 Porth y Gwyddel. This conversion is intended to enhance the functionality of the home while maintaining the architectural integrity and character of the property and its surroundings.
- 3.2 Although Condition 24 of planning permission **P2021/0226** states that car parking spaces shall be retained for access and parking of vehicles only, as outlined by the Parking Sustainability Appraisal, the host property scores sufficient sustainability points in line with Council policy to reduce the parking space provided by the garage due to its proximity in terms of walking distance to local facilities, public transport, cycle routes and the frequency of local public transport.
- 3.3 Externally, the design will feature sympathetic materials and finishes that match the existing property and surrounding streetscape. The garage door will be replaced with a black uPVC window, consistent with existing fenestration, and grey fibre cement cladding will be installed below the window to match cladding used elsewhere on site. The existing soldier course above the garage will be retained, and the property's original brickwork, roof tiles, and composite front door will remain unchanged to ensure visual continuity.
- 3.4 Access to the property will remain unchanged via the existing driveway from the street. Although one parking space within the garage will be lost, two driveway spaces will remain. Additionally, no modifications are proposed to the existing surface or foul water drainage systems.
- 3.5 For more information regarding the proposed development, please refer to the attached Planning Statement.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

- 4.1 The proposed development seeks full planning permission for the conversion of a garage to an extended living space at 69 Porth y Gwyddel. The proposal aims to support and enhance local biodiversity through the installation a **bird nesting box**. This measure will provide a suitable habitat for local wildlife, contributing to the conservation of bird species commonly found in the area. The bird nesting box will be carefully positioned to maximise ecological benefits
- 4.2 The bird nesting box will be installed on the left side of the front elevation, positioned at a height of 3 metres above ground level and placed to avoid disturbance. Figure 3 below illustrates the proposed location of the bird nesting box.

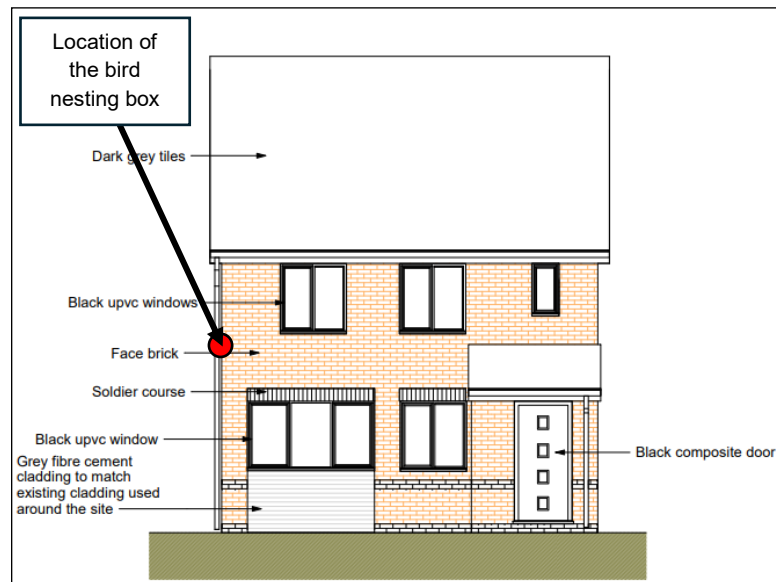


Figure 3

- 4.3 Figure 4 below shows examples of bird nesting boxes, suitable for the site and its intended use, which include a *Vivara Pro Barcelona Open Nest Box* or a *Woodstone Sparrow Nest Box*.



Figure 4

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement provides an overview of the existing green infrastructure at the application site, outlines the current ecological baseline, and identifies the new green infrastructure measures proposed as part of the development the proposed development, as well then as any new assets to be included as part of it.
- 5.2 As detailed herein, the proposed development at 69 Porth y Gwyddel reflects a commitment to supporting local biodiversity through practical and targeted enhancements. The installation of a bird nesting box on the front elevation of the property will introduce a valuable habitat for local bird species, contributing positively to the area's ecological network and aligning with wider principles of sustainable, biodiversity-conscious development.
- 5.3 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase** the current level of Green Infrastructure on site.