

PROJECT NO: 2502 DOCUMENT NO: 905 DATE: 27/5/25 PROJECT NAME: 37 NEW ROADN	19 New Road Llandeilo Carmarthenshire SA19 6DD 01558 822009	
GREEN INFRASTRUCTURE STATEMENT	mwd.wales	

Site Address | 38 New Road, Gwaun Cae Gurwen, SA18 1UN.

Planning Ref | P2025/0251

Proposal | Single-storey rear extension following demolition of conservatory. Installation of external wall insulation with rendered finish.

Applicant | Jenny Hall

Agent | Mark Waghorn Architecture

1. Site Description

The application site comprises a detached two-storey dwelling located at 38 New Road, Gwaun Cae Gurwen, with a modest garden curtilage to both the front and rear. The front garden is enclosed by a low wall and features a mixture of container planting and established shrubs.

The rear garden is larger and actively cultivated, with a mix of concrete and slab hardstanding, raised planters, potted plants, and informal planting beds. A single-storey conservatory currently occupies part of the rear elevation and is to be removed as part of the proposal. Beyond this, the garden includes a few fruit trees, a small composting area, and an informal grassed section leading to a rear boundary fence.

The site is generally level with a gentle fall towards the rear boundary. Rainwater currently drains via downpipes to ground level, and it is the applicant's intention to incorporate water butts as part of the proposals to support rainwater harvesting and biodiversity enhancements.

The site is bounded by a neighbouring residential garden to the west, vacant grassland to the east and to the rear. It lies outside any designated ecological or landscape constraint areas.

2. Development Impacts on Green Infrastructure

The proposed development involves the removal of an existing single-storey conservatory and the construction of a new single-storey rear extension in its place. The footprint of the new extension falls entirely within the existing area of hardstanding, with no further encroachment into planted or grassed areas. As a result, there will be:

- No loss of trees, hedgerows, or boundary vegetation.
- No disturbance to existing soil or planted beds beyond the construction footprint.
- No lighting or drainage alterations that would affect wildlife or habitats.
- No adverse impacts on biodiversity corridors or landscape connectivity.

The site lies outside of any statutory or non-statutory ecological designations and has low ecological sensitivity. The proposal therefore:

- Avoids adverse impacts on the site's green infrastructure features.
- Minimises disturbance by reusing an already-developed footprint.
- Supports biodiversity enhancement through planting and biodiversity measures, as outlined below.

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3. Green Infrastructure & Biodiversity Enhancements

The proposed development will incorporate a number of targeted measures to enhance local biodiversity, improve site permeability, and demonstrate a net benefit in accordance with Planning Policy Wales (Edition 12) and the Environment (Wales) Act 2016.

Green roof

A sedum-planted green roof is proposed for the new rear extension. This will provide nectar-rich habitat for pollinators, increase biodiversity, and offer rainwater attenuation benefits. The green roof will use a shallow, lightweight substrate suitable for domestic retrofitting.

Permeable paving

All new hard surfaces will be laid with permeable paving to manage surface water and enhance ground permeability. This approach supports SuDS principles and reduces runoff while creating microhabitats within the jointing structure.

Rainwater harvesting

It is the applicant's intention to install a water butt to collect runoff from the new extension roof. This contributes to sustainable water use and provides a valuable water source for birds and invertebrates.

Together, these enhancements provide multi-functional environmental benefits including biodiversity support, water management, and improved climate resilience appropriate to the site's scale and context.

4. Green Infrastructure Summary: Step-wise Approach

This Green Infrastructure Statement has been prepared to support the planning application for a single-storey rear extension and associated works at 38 New Road, Gwaun Cae Gurwen. In line with Planning Policy Wales (Edition 12), the proposal has been assessed against the Green Infrastructure and Biodiversity policies set out in Chapter 6, including the application of the Step-wise Approach:

Avoid

The proposed extension has been sited entirely within the footprint of the existing conservatory and surrounding hardstanding. This approach avoids any loss of vegetated ground, boundary features, or habitat areas. No trees, hedgerows, or planted borders will be affected, and no ecological designations apply to the site. The design avoids adverse impacts from the outset by working within an already-developed area.

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Minimise

Where elements of construction could have temporary impacts, such as increased noise or access through the garden, these have been kept to a minimum by maintaining a compact working footprint and avoiding sensitive areas. The site is generally level, reducing the need for excavation or disruption to soils. No external lighting is proposed, ensuring that disturbance to nocturnal wildlife, such as bats, is avoided.

Mitigate

Mitigation is provided through the inclusion of permeable paving for all new hard surfaces. This reduces surface water runoff and helps maintain natural drainage on-site. Works will follow best practice during construction, including protecting existing planting and ensuring materials and waste are stored away from garden areas. These measures limit any indirect impacts on retained green infrastructure.

Compensate

Compensation measures are required only where residual harm to biodiversity remains after avoidance, minimisation, and mitigation have been considered. In this case, no loss of habitat, vegetation, or green infrastructure occurs as part of the proposal. As such, there are no residual effects requiring compensation.

Enhance

Enhancements including a green roof, permeable paving, and a water butt are integrated into the design and deliver a net benefit for biodiversity. These measures contribute positively to local ecological resilience, pollinator support, and water management.

Conclusion

The design-led approach and targeted enhancements included in this proposal demonstrate full alignment with the national and local planning objectives for green infrastructure. The development avoids ecological harm and integrates appropriate measures that support biodiversity and sustainable water use. It is therefore considered that the proposal meets the requirements of Planning Policy Wales (Edition 12), the Environment (Wales) Act 2016, and the guidance set out by Neath Port Talbot County Borough Council.