



Green Infrastructure Statement: Minor Development

Site Address: 20 Victoria Road, Port Talbot, SA12 6AD

Proposed Development: Demolition of rear annexe and rebuilding double storey extension.

Site description and Surrounding Area:

The property is a 4 bed terraced house in an area of properties with similar frontage and rear. The property has front access via a gated front garden, laid to patio with block wall boundaries. The rear garden comprises large lawn area and patio area with block and brick wall boundaries.

Development Impacts:

Proposed extension to be constructed within the curtilage. It is considered with negative impacts on the area. No external lighting is proposed and therefore no impacts beyond the limited localised issues of the garden as the patio and lawn to remain.

Biodiversity Enhancements Proposed

To retain existing boundaries with no adverse effect to neighbouring properties and gardens. It is proposed to include for provision of species enhancements, i.e. bird and bat boxes such as Vivaro Pro/Schwegler1FQ.

Conclusion.

It is considered that the proposed development would not negatively impact the area thus ensuring that any adverse environmental effects are avoided.

Paul Watkin

PDW Building Designs – 11/02/2025