

Green Infrastructure Statement

Site Address : 17 Penygraig Rd, Alltwen, Neath Port Talbot SA8 3BS.

Proposed Development : Demolish of Existing Dwelling & Construction of a New Dwelling.

Site Description :

The existing detached dormer bungalow is to be demolished and replaced with a new dwelling. The plot has a formal planting area to the front of the existing dwelling with a hardstanding parking area to the right-hand side. There is a large rear garden which is entirely laid to lawn. The rear and side boundaries are a mix of dry-stone walls and timber fences. See drawing 6A.

Surrounding Area Description :

The property is in an area of large detached houses built over various eras. Most of the plots have large rear gardens.

Development Impacts :

The proposed dwelling will have a floor area of 174.6sqm. The existing house has an area of 144sqm. The ground floor slab of the existing house has been removed. The existing 3m wide concrete drive will be removed and widened to 6m. The stone arising from the demolished house has been crushed and used as hardcore to form the new parking and new drive area. The new parking area will have an overall area of 377sqm. The new drive and parking area will be laid with block paving.

The formal garden to the front of the dwelling will be retained. The rear garden will remain as lawn. There are no trees within the existing plot.

A Phase 1 Habitat Survey has been conducted by Hawkeswood Ecology in August 2023. Bats were identified at the time of the survey. The existing house has been demolished. The work to demolish the house was supervised by Hawkeswood Ecology in line with the report and an EPC Licence was applied for. No trees or large shrubs will be lost during the construction of the new house.

Biodiversity Enhancements Proposed :

It is proposed to install several RSPB approved bird boxes to the existing house under the eaves area (see Proposed Elevation Drawing number 2).

Conclusion :

It is considered that this proposal will have little effect on the biodiversity considering the surrounding area. The adding of a bird box should enhance biodiversity.