

GREEN INFRASTRUCTURE STATEMENT

Re: Retrospective planning application P2025/0554

At 23 Woodland Road
Glyncorrwg, SA13 3BS

The property is a semi detached two storey dwelling set in a rural area of the village. It benefits from small front and side forecourts with a fairly long rear garden. The garden originally sloped down to a common land area at the East boundary of the property.

The rear garden was originally largely unusable to the severity of the slope, and so was remodelled in 2022 to form two level patio areas.

The upper patio is approximately 1.2 metres below the dwellings floor level with the lower patio 2.2 metres lower.

The upper patio at present is partly paved and compacted gravel, which is envisaged to be overlaid with turf at a later date.

The lower patio has been used as base for a garden storage shed.

The roof of shed has been covered in an Astroturf material to give the outlook of a natural lawned area.

The original vegetation outside of the patio areas has been left to nature.

The building work had little or no impact on the common land which is of a wild meadow situation, and so existing fauna and flora have remained and flourished.

All materials for the original build were sourced locally to reduce the overall carbon impact of the project.

Any rubble and dig out of materials on construction was repurposed as back fill for the levelled off patio areas, so there was little need of removal from site.

The homeowner has stated many wild birds visit his rear garden to feed on a bird-feeder on a regular basis, and Mr Coleman is prepared to install a bird-box to the rear of the main dwelling, also it is proposed to create small planters to give a modicum of natural fauna and flora to the upper patio, which we feel would enhance the biodiversity of the dwelling.

The completed project has been in situ for three years and no detrimental impact has arisen or been noticed to the local wildlife and remaining natural vegetation/meadow.

We feel the homeowner has done his utmost to mitigate any negative impact the project would have had on the surrounding neighbourhood, and regularly discussed the ongoing works with neighbours, who were largely unperturbed with finish and outlook of the completed development.