

Green Infrastructure Statement

Site Address : The Lodge, 1A Primrose Bank, Bryncoch, Neath SA10 7BX.

- **Proposed Development :** Left hand side rear ground floor extension & first floor extension over existing garage area.
- **Right hand side first floor extension over existing lounge area.**
- **Construction of a new chimney to front right hand side.**
- **Alterations to window / door positions & the creation of new window / door opening to existing pool / proposed Kitchen area.**
- **Demolish of rear plant / link area and garage / store area.**

Site Description :

The Lodge is a large detached house standing in its own grounds with few neighbouring properties. The house has front and rear garden areas. The front garden / drive area is used for parking and is lay to lawn with mature shrubs and trees around the edges. The site is bounded by lanes on three sides and a rugby club playing fields to the rear. The rear garden area is within a walled garden area and consist in the main of hard landscape with a number of planters

Surrounding Area Description :

The property is in an area of properties from various eras . Consisting semi-detached and detached housing. The property is on the edge of the developed area of housing.

Development Impacts :

The proposed rear extensions are to be built over the existing house in the main. Only a small area is to built over an existing slabbed patio. Existing house has a total floor area of 511.70msq and the new extensions will have an area of 159.68msq. However, it is proposed to demolish the rear Garage and store area. The area of the demolished part is 121.035msq. A Net decrease of 102msq. No trees or large shrubs will be lost. There is no chance to existing boundaries. No external lighting is proposed. There is no work to be undertaken in the existing roof structure.

Biodiversity Enhancements Proposed :

It is proposed to install an RSPB approved bird box to the existing house under the eaves area. See proposed elevations drawing.

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.