

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 12 Pentwyn Drive, Baglan, Port Talbot, SA12 8EF

Proposed Development: First Floor side extension with front balcony

Site description: The property is a semi-detached property with front, side and rear areas. The front area consists of a tarmac driveway and detached garage. The side contains a concrete path leading to the rear garden and an enclosed patio area. The rear area is made up of a mix of paved patio areas and an artificial lawn play area. Some mature trees bound the site to the rear boundary. There are timber fence panels to the side boundary and stonework wall to the rear boundary.



View of front elevation and existing ground floor extension onto which the proposed extension will be sited



View of rear elevation and existing ground floor extension onto which the proposed extension will be sited. Existing patio also shown.

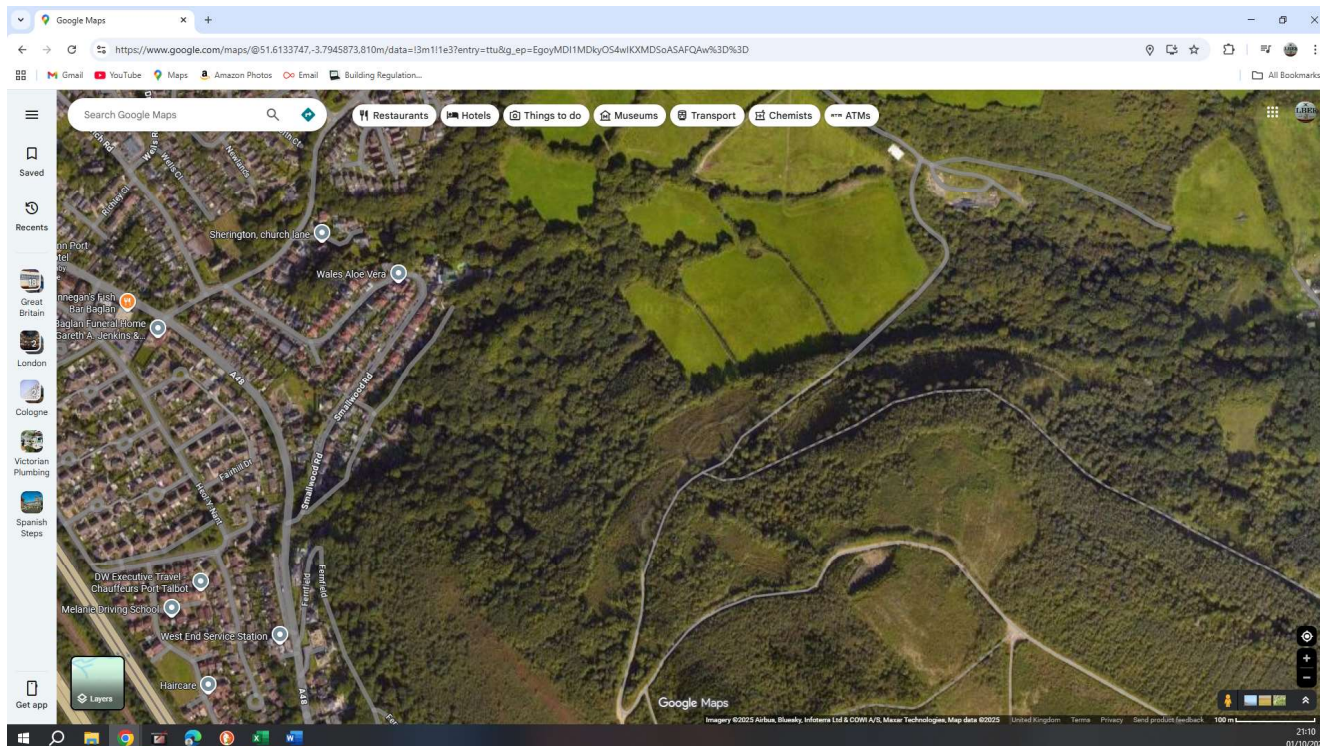
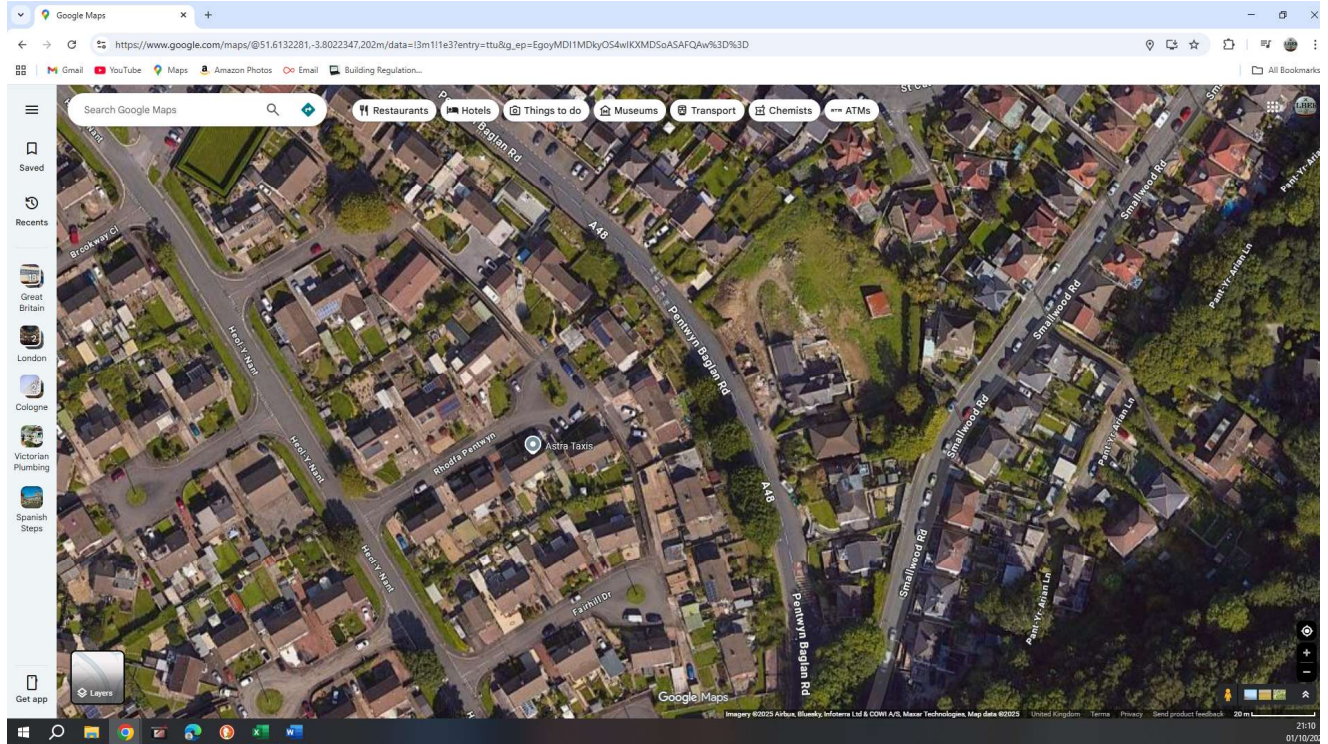


View of boundary to side elevation and timber panel fencing to neighbouring boundary



View of side elevation including enclosed patio areas and existing ground floor extension onto which the new first floor extension will be sited

Surrounding Area description: The application site is in the village of Baglan, on the outskirts of Port Talbot town centre. Similar properties surround the site, as can be seen in the first image. The second image shows the vast areas of habitats and green space available in the near surrounding areas.



Development Impacts:

The proposed extension will be sited on top of the existing ground floor extension which means no green areas or habitats will be removed or affected as part of the development. All existing trees on the site will remain in place. There will be no effect to the biodiversity of the existing site.

Biodiversity Enhancements Proposed

It is proposed to provide the following:

Provide RSPB approved classic nest box or other nest box for House Sparrow:
Wooden with 3 Sub-divisions to support 3 nesting pairs. To be placed
Under the eaves of buildings.
Entrance holes: 32mm diameter
Dimensions: H310 x W370 x D185mm

This would create additional connectivity, and nesting habitats which were not part of the property at present.

Conclusion.

It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by creating habitats which were not present at the property before the client decided on the development.

Signed JHEvans

Dated. 1st October 2025