

Green Infrastructure Statement.

Site Address: 3, Dwr y Felin Rd, Neath, SA10 7RL.

Proposed Development: Conversion of an existing integral garage to form part of the living accommodation for the existing bungalow.

Site description: Detached single storey bungalow with a integral garage with garden areas to the front, side and rear. The front garden area comprises of a concrete driveway with areas of lawn, gravel and shrubs. The rear garden area comprises of a patio with lawns and shrubs. The existing boundaries comprise of timber fencing and brick walls, the forecourt boundary wall is constructed of red brick with wrought iron railings on top. (Please refer to the Drawings accompanying the application).



Surrounding Area Description: The Application site is located within a residential area; it is part of a small development of bungalows built about thirty/forty years ago. The surrounding properties have well-kept gardens with areas of lawn and patios with shrubs and small trees. There are a number of large mature trees directly opposite the site. There are open areas/playing fields to the south of the cluster of dwellings. Please refer to the existing aerial view.

Development Impacts: The existing integral garage is to be converted to form part of the open plan living accommodation together with a new shower room and utility room, these proposals are to facilitate the specific needs of the applicant. In losing the parking space within the garage, the required parking (3 spaces) can be accommodated within the forecourt area. A small area of lawn will be lost in doing so. The front driveway is built of

solid concrete, therefore rain run off discharges into the existing combined drains, which is not good from a sustainable drainage strategy viewpoint. Therefore it is proposed that the new driveway shall be constructed of permeable paving thus allowing rainwater run off to permeate into the sub base thus alleviating some of the pressure on the existing combined drains.

Also, it should be noted that the applicant is considering the introduction of solar panels in the future which could contribute to a healthier and more sustainable environment.

Biodiversity Enhancement Proposed: Two RSPB approved bird boxes are to be located on the North West of the existing bungalow.

A number of indigenous shrubs are to be added to the existing garden, again to compensate for the loss of the portion of the lawn, and to reinforce the potential for wildlife habitat.

Conclusion: It is considered that subject to the above, that the proposed development would maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity by making careful and sensible actions to minimise any negative environmental effects. This is achieved by protecting and reinforcing existing landscaped areas and by incorporating features such as bird boxes. Thus, ensuring that any adverse environmental effects are minimized with mitigation or compensating features.

KD. Dated 19/11/2025