

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 18 Primrose Lane, Rhos, Pontardawe, Neath Port Talbot SA8 3ES

Proposed Development: Proposed single storey rear extension and fenestration alterations. Planning application 2025/0679 refers.

Site description: Detached bungalow, front and rear garden areas. Front garden has a hedgerow adjoining Primrose Lane and lawned areas. Rear garden including hard surfaced patio area, paved areas and grassed lawns, with trees and hedges to both sides and to the rear of garden area. Detached outbuildings and a detached garage at the side of the property.

Surrounding Area description: Application site located in a frontage of similar properties.



Development Impacts:

Proposed single storey extension to be constructed on existing hard surfaced patio area and a redundant greenhouse, with a small section of existing lawn to be removed to accommodate the new construction. No changes to the existing building roof. Trees and existing hedge boundaries unaffected. No external lighting proposed, and therefore no impacts beyond the limited localised issues within garden.

Stepwise approach assessment.

	Steps	Assessment	Enhancement	Long Term Maintenance	Net Benefits
1	Avoid	The proposal is constructed on land devoid of any ecological value. The Proposal avoids damage to any biodiversity and as such accords with the stepwise approach set out in published advice.	Bird box to be provided	None	YES
2	Minimise	N/A	N/A	N/A	N/A
3	Mitigate/Restore	N/A	N/A	N/A	N/A
4	Compensate on site	N/A	N/A	N/A	N/A
5	Compensate offsite	N/A	N/A	N/A	N/A

Biodiversity Enhancements Proposed

It is accepted that Future Wales now requires ecological enhancement however, it is submitted that any ecological enhancement must be proportional to the development proposed.

Given the scale of this proposal, it is considered that the provision of a bird box within the site will provide adequate ecological enhancement, by providing additional nesting habitat.

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 the addition of a bird box.

Thus ensuring that any adverse environmental effects are avoided.

Signed Andrew M Thomas

Dated. 27 Nov 2025