

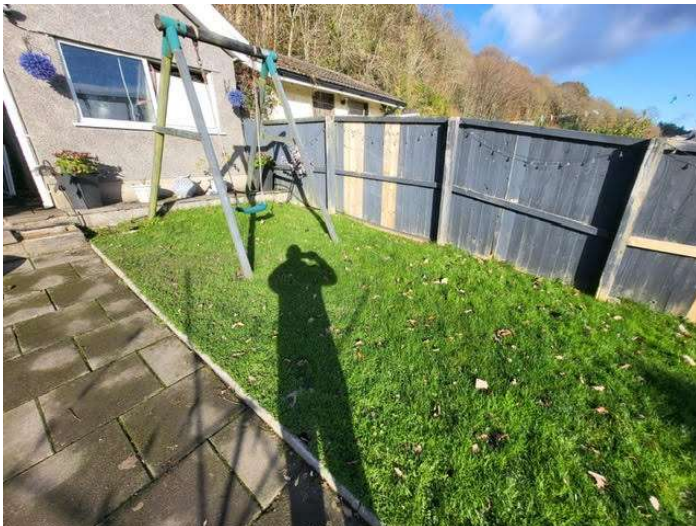
Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 27 Underwood Road, Cadoxton, Neath SA10 8BU

Proposed Development: Part first floor and part single storey rear extensions

Site description: The property is a semi-detached property with front, side and rear areas. The front consists of a concrete hardstanding area for off road parking with brickwork walls to boundaries. The side includes a concrete path leading to the rear garden area. The large rear garden area includes a lower patio area outside the existing rear access doors, steps to the raised garden area, lawns separated by a slabbed pathway leading to existing detached outbuildings. Timber fence panels bound the property to both sides.



View of rear garden including lawned areas and slabbed patio area. Existing detached outbuildings to the rear garden and timber fencing to neighbours boundary



Existing rear elevation where the proposed first floor extension will be sited above the existing ground floor extension and new single storey extension will be sited on the existing lower patio area.



Existing lower patio area where the single storey rear extension will be sited. No green space or habitats will be removed. Blockwork boundary walls to neighbours can be seen.



Side elevation view including concrete path leading to the rear garden areas.



Partial view of front and side areas including front concrete parking area and access gates to side area

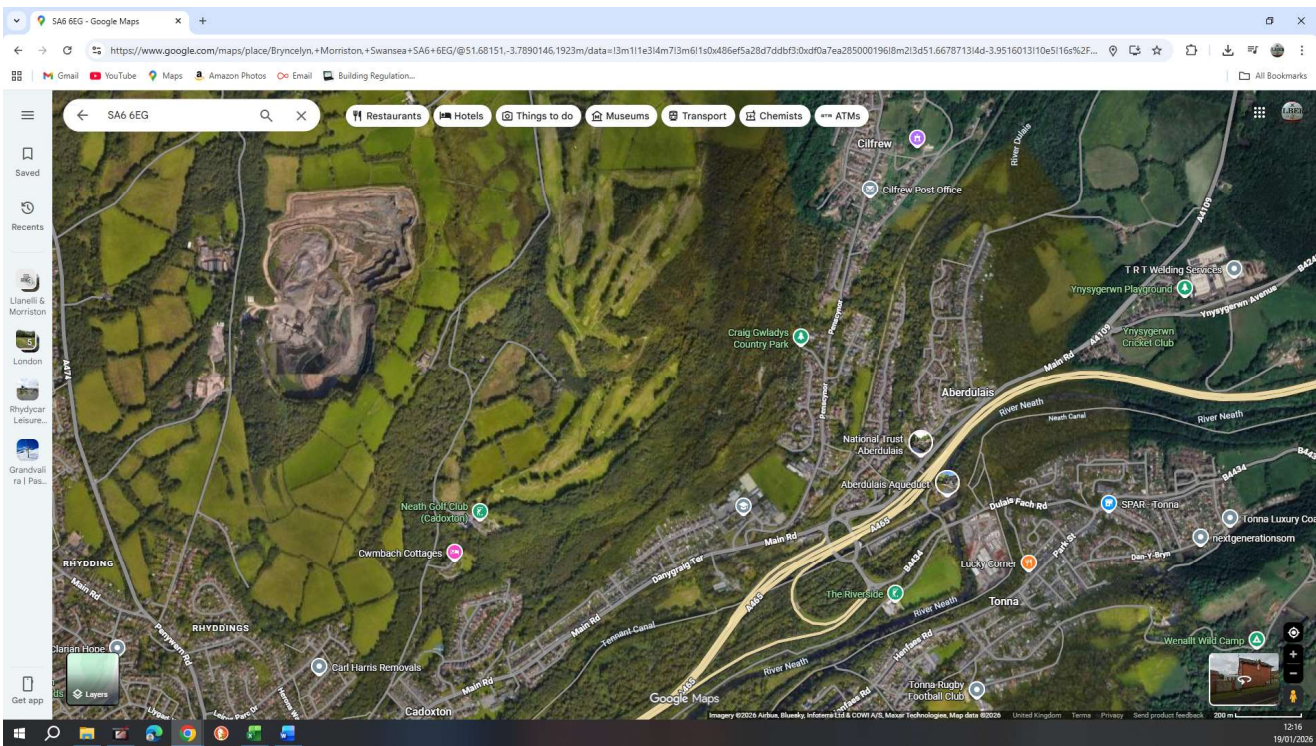
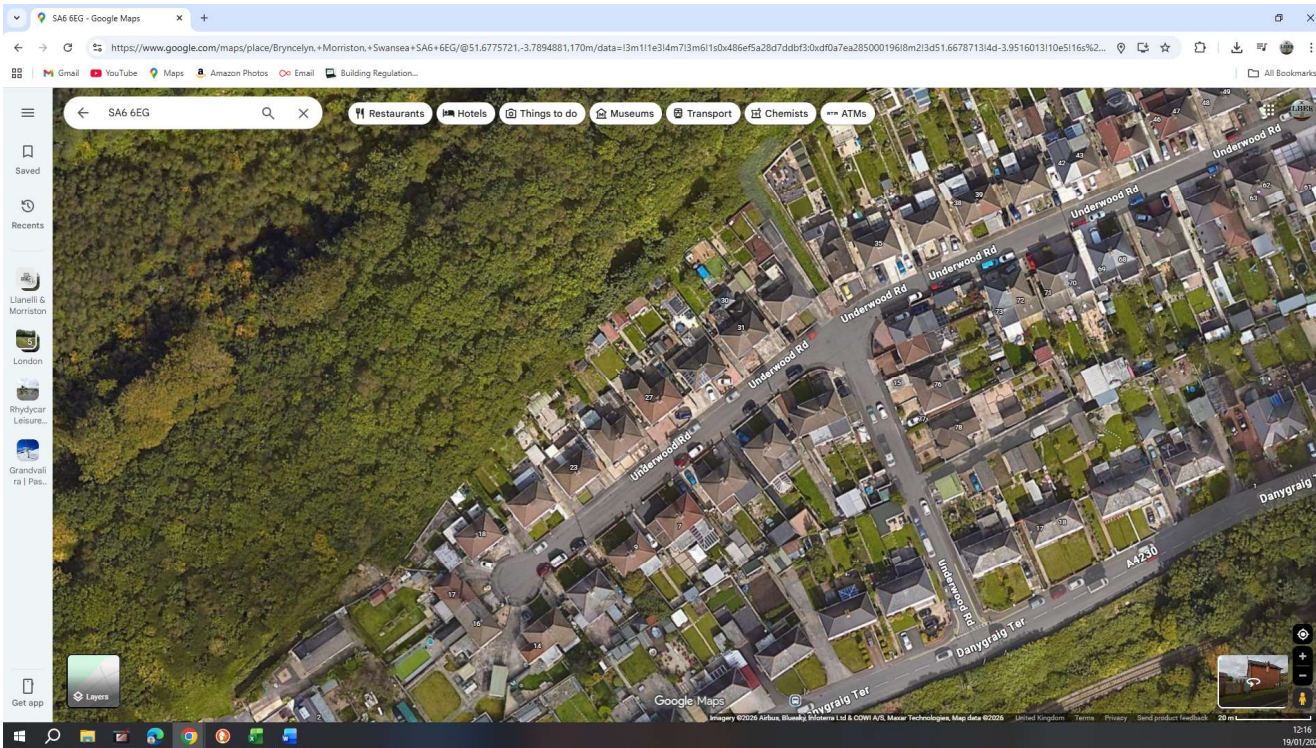


Front elevation view showing concrete driveway and brickwork boundary wall



A further view of the existing rear garden area including lawns and slabbed pathway leading to existing detached outbuildings.

Surrounding Area description: The application site is in the village of Cadoxton, on the outskirts of Neath town centre. Similar properties surround the site, to the sides and front, 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 extensions will be sited on top of an existing ground floor extension and existing lower patio areas. This means no green space or current habitats will be removed as part of the development process. No trees or hedgerows will be affected, and all green space will remain intact. Even though no habitats are being removed it is proposed to offer the following compensations:

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. 19th January 2026