

Green Infrastructure Statement

28 Enfield Road, Port Talbot, SA12 6NN



Planning Statement

Change of use of an existing four-bedroom dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4).

Client: Help For Homeless Veterans

Site: 28 Enfield Road, Port Talbot, SA12 6NN

Set Square Studio Ltd

87 Glenferness Avenue, Bournemouth, BH3 7ES

Report By: James Andrews

Site Description

The application site comprises an existing two-storey residential dwelling located within an established suburban residential area. The property benefits from a private rear garden providing soft landscaping, including grassed areas and typical domestic boundary treatments. There are no statutory ecological designations, protected habitats, or protected trees within or immediately adjacent to the site.

Surrounding Area Description

The surrounding area is predominantly residential in character, consisting of similar dwellings with private gardens. Green infrastructure within the wider area is largely formed by domestic garden spaces which collectively contribute to local biodiversity, surface water management, and ecological connectivity at a neighbourhood scale.

Development Impacts

The proposal involves a change of use only and does not include any extensions, external alterations, or changes to the existing landscaping. As such:

- There will be no loss of garden space, vegetation, or permeable surfaces
- Existing green infrastructure will be retained in full
- There are no works to the roof or building fabric that could affect protected species
- No new external lighting is proposed

In accordance with the stepwise approach set out in Planning Policy Wales, potential impacts on biodiversity are avoided entirely through the reuse of the existing building without physical alteration.

Biodiversity Enhancements Proposed

Given the absence of ecological impacts, proportionate enhancement measures are proposed which are appropriate to the scale of development. These include:

- Retention and continued use of the rear garden as soft landscaped amenity space
- Installation of at least one bird nesting box within the rear garden or on a suitable rear elevation of the building
- Ongoing domestic-style garden management to support urban biodiversity

These measures will provide a modest but meaningful enhancement to local habitat provision and support common urban species.

Stepwise Approach Summary

- **Avoidance:** Achieved through no physical development or landscaping changes
- **Minimisation:** Not applicable due to zero impact
- **Mitigation:** Not required
- **Compensation:** Not required
- **Enhancement:** Delivered through retained green space and small-scale biodiversity features

Conclusion

The proposed change of use maintains existing green infrastructure on site and introduces proportionate biodiversity enhancements consistent with national and local planning policy. The development avoids ecological harm, retains existing green infrastructure, and delivers a small net benefit for biodiversity appropriate to the scale and nature of the proposal.