



GREEN INFRASTRUCTURE STATEMENT
RETENTION OF REAR GARDEN EXTENSION AND ASSOCIATED
STRUCUTRES AT 1B BROOMHILL, PORT TALBOT

On behalf of
Mr R Herbert

Our Ref: 1687.a
Date: February 2026
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1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr R Herbert (the Applicant) to prepare a full planning application for the retention of a rear garden extension with associated outbuildings and structures at 1B Broomhill, Port Talbot.
- 1.2 This proportionate Green Infrastructure Statement (GIS) has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

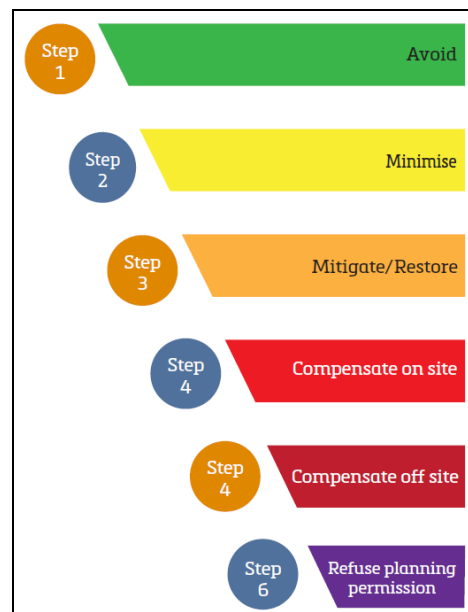
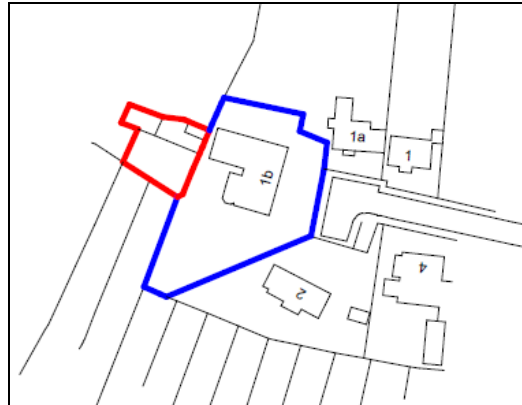


Figure 1

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application relates to an area of land directly to the rear (west) of the application property's dwelling, edged and circled red below.



Plan A



Photograph 1

- 2.1.2 The area in question is arranged over two levels, with a set of steps connecting the two, as illustrated in the photographs below.



Photograph 2



Photograph 3

2.1.3 The area contains a mix of hard and soft landscaping, as well three outbuildings in the form of two garden storage sheds and a greenhouse. The boundaries of the extended garden area are then defined by a mix of wooden fencing, domestic in appearance and style.

2.1.4 The area in question is accessed directly from the adjoining existing amenity space serving the Applicant's dwelling, at two levels, as illustrated below.



Photograph 4

2.1.5 As can be seen from the above and Photograph 1, the area of useable amenity space serving the dwelling is somewhat limited, which has led to the creation of the space subject of this current application.

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The application site area currently contains no existing Green Infrastructure Assets.

3.0 THE PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

- 3.1.1 This application seeks permission for the retention of the change of use of land for the purposes of an extension to an existing domestic garden, together with associated structures and outbuildings.
- 3.1.2 The works have come about as a result of the Applicant's family's need for additional useable garden space for their growing young family. Whilst the property does include an area within its curtilage directly to the south of the dwelling, this is at a significantly lower level making it difficult to access, is steeply sloping and is also heavily vegetated with mature trees. As a result, it is not a conducive space for use for private amenity purposes.
- 3.1.3 As a result of the above, the Applicant approached the owners of the adjoining land (the application site) with regards to acquiring an element of it for the purposes of a garden extension. As can be seen from the accompanying letter from the land owners, they were happy to gift the land to them and this is now being formalised in legal terms.

General Layout

- 3.1.4 As can be seen from the accompanying drawings, the extent of additional garden has been largely steered by the extent of existing gardens directly to its south – with the boundary of the new amenity space largely being in line with these. Similarly, the topography of the surrounding area also then defining the extent and form of the new space that has been created. As a result, and in-line with the predominant character of surrounding and existing gardens in the locality, the new garden space has been terraced, as shown by the accompanying drawings.

Means of Enclosure

- 3.1.5 As detailed above, the proposed additional garden space will be enclosed by a mix of wooden garden fences, as illustrated on the accompanying topographical survey

plan. The forms of enclosure therefore will either be a 2.4m solid close-boarded fence (Photograph 8) or a 1.2m wooden picket fence (Photograph 9), as illustrated below.



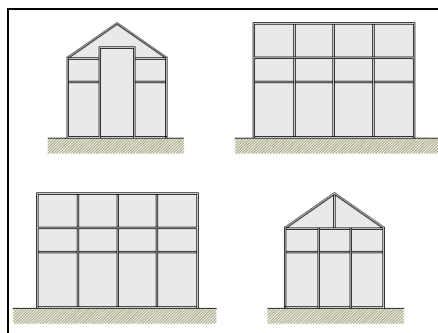
Photograph 8



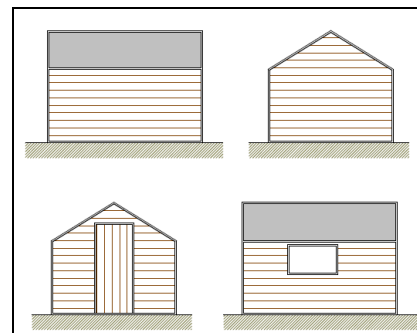
Photograph 9

Outbuildings

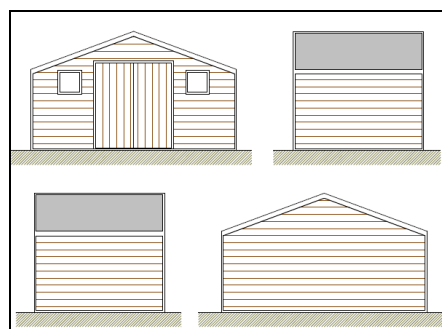
3.1.6 The retention of three outbuildings within the application site also forms part of this application submission, including a Glasshouse (Plan B) and two garden storage buildings (Plan C and Plan D).



Plan B



Plan C

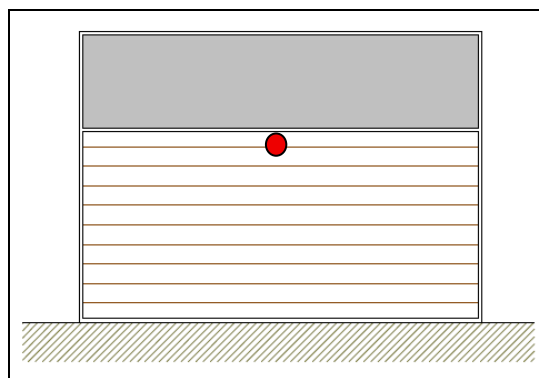


Plan D

- 3.1.7 As can be seen, all are of a scale that are typical of similar structures found in the immediate and wider area. In addition, their finishes again match those of the local palette for such structures.

3.2 PROPOSED GREEN INFRASTRUCTURE ASSETS

- 3.2.1 The proposed development will include provision of new green infrastructure assets. The application proposal will include the installation of a new bird box on the northern elevation of the garden storage building pictured in Plan E at the position indicated below by the red circle.



Plan E

- 3.2.2 The new bird box will be based on a model whose details are shown below.

[National Trust WoodStone 32mm Nest Box Green | CJ Wildlife | CJ Wildlife](#)



Photograph 5

3.2.3 In addition to the above, the application proposes the exclusion from use by the residential property of the area of curtilage to the south of the dwelling, edged green in Plan F below. Should planning permission be granted, this area of land – together with its existing trees – will then be left to ‘fallow’ in perpetuity.



Plan F

4.0 GREEN INFRASTRUCTURE ASSESSMENT

- 4.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, any features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.
- 4.2 As detailed herein, there are no Green Infrastructure assets within the application site at present.
- 4.3 In view of the above the application proposal proposes a new green infrastructure asset, which will enhance the overall level of biodiversity of the site.
- 4.4 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase** the current level of Green Infrastructure on the holding.