

For Proposed Single-Story Extension

Site Address 8 Tyn yr Heol Road, Bryncoch, Neath, SA10 7EA

Applicant Lloyd Killick

Date 27th November 2025

Proposal Erection of a single-story rear/side extension to the existing dwelling.

1. Introduction and Policy Context

This Green Infrastructure (GI) Statement has been prepared to support the planning application for the proposed single-story extension at the above address.

The statement is proportionate to the scale of the proposed householder development and demonstrates how the principles of Green Infrastructure and Biodiversity Net Gain (BNG) have been integrated into the design.

The core objective is to ensure that the development avoids adverse effects on existing green assets and delivers a measurable net benefit for local biodiversity and ecosystem resilience.

2. Existing Green Infrastructure Assessment

2.1 Existing Site Conditions

The site comprises a residential dwelling with private curtilage. Key existing GI assets and features include:

- **Front Garden:** Tarmac driveway, existing hedgerow, stoned area.
- **Rear Garden:** Lawn, small patio (approx. [X] sqm of hardstanding), boundary hedgerow and large area of bamboo.
- **Trees & Hedges:** An array of mature trees are along the rear boundary. Holly, ash and birch, along with some others. These are unaffected by the works.
- **Proposed Footprint:** The extension is primarily located over an existing hardstanding patio, an existing garage and a small section of lawn. At the boundary is a magnolia tree which may need to be removed.

2.2 Ecological Value

The site is typical of a suburban residential garden. While the existing lawn and patio are generally of low ecological value, the boundary features (hedges and mature trees) offer moderate value for nesting birds, invertebrates, and foraging mammals (e.g., hedgehogs).

3. Approach to GI Management

The proposed development has been designed using the sequential Step-wise Approach:

3.1 Avoidance (Step 1)

- **Siting:** The extension is sited adjacent to the existing dwelling and mainly over the area of lowest ecological value (the existing patio, garage and section of driveway).
- **Trees:** Existing mature trees are retained and the working area is positioned outside their Root Protection Area (RPA). Apart from a magnolia tree as this is within close proximity to the existing house.
- **Habitats:** No significant or protected habitats (e.g. mature woodland, large areas of topsoil) will be affected or removed.

3.2 Minimisation and Mitigation (Step 2 & 3)

- **Fencing:** Existing boundary hedges will be protected during construction and maintained in perpetuity. Any damage to soft landscaping will be immediately repaired and reinstated with native, wildlife-friendly species.
- **Soil Management:** Topsoil displaced during foundation works will be retained on-site for re-use in landscaping areas. This will be used in areas where we are removing bamboo.

4. Proposed Green Infrastructure and Biodiversity Enhancement

The proposal incorporates several features that will deliver a clear net gain in GI and biodiversity value, despite the small scale of the development.

4.1 Sustainable Drainage Systems (SuDS)

- **Rainwater Harvesting:** Rainwater from the shed roof will be directed into a new 200L water butt for use in garden irrigation, reducing demand on the mains water supply.

4.2 Biodiversity Features (Net Gain)

To directly enhance biodiversity, the following features will be installed:

- **Bird/Bat Box:** One permanent, maintenance-free, integrated Swift Brick or Bat Box (e.g., Schwegler 1FR Bat Tube or similar) will be installed high on the mature trees at the rear boundary. This provides permanent shelter for protected species.
- **New Planting:** New planting beds will be created adjacent to the extension, replacing the minimal grass lost. This area will be planted with native, nectar-rich flowering shrubs (e.g., Lavender, Buddleia, and Honeysuckle) to support pollinators and invertebrates.
- **Hedgehog Access:** A small, permanent Hedgehog Gap (approximately 13cm x 13cm) will be installed at the base of a new boundary fence to allow safe movement of hedgehogs through the curtilage, maintaining wildlife connectivity.

5. Conclusion

The proposed single-story extension has been sensitively designed to Avoid and Minimise impacts on existing Green Infrastructure assets. Through the incorporation of Biodiversity Enhancements (Swift/Bat box, wildlife planting, hedgehog access), the development successfully achieves a Net Benefit for Biodiversity and enhances the overall ecological resilience of the site, in full accordance with the requirements of local and national planning policy.