

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 276 Neath Road, Briton Ferry, Neath SA11 2SL

Proposed Development: Single storey rear extension, first floor rear extension, hip to gable roof extension including pitch change, loft conversion and retention of rebuilt garage with solar panels and new access gates

Site description: The property is a detached property with front, side and rear areas. To the front of the property is a large lawn with bedding borders and a large brick paved driveway. To both sides of the property there are concrete paths leading to the substantial rear garden area. To the rear of the property there is a very large garden with lawned areas, concrete path leading towards the rear garage and boundary and a small patio area adjacent the rear elevation. There are a mix of timber fence, brickwork and blockwork walls, all of which are to remain in place. There are planted borders with mature shrubbery and these will all remain unaffected. No green space, existing habitats or boundaries will be touched.



Partial view of rear garden area showing brickwork and fence panelled boundary to the neighbours



View of rear elevation and large lawned area to rear garden. Existing patio can be seen adjacent the rear elevation where the new ground floor single storey extension will be sited.

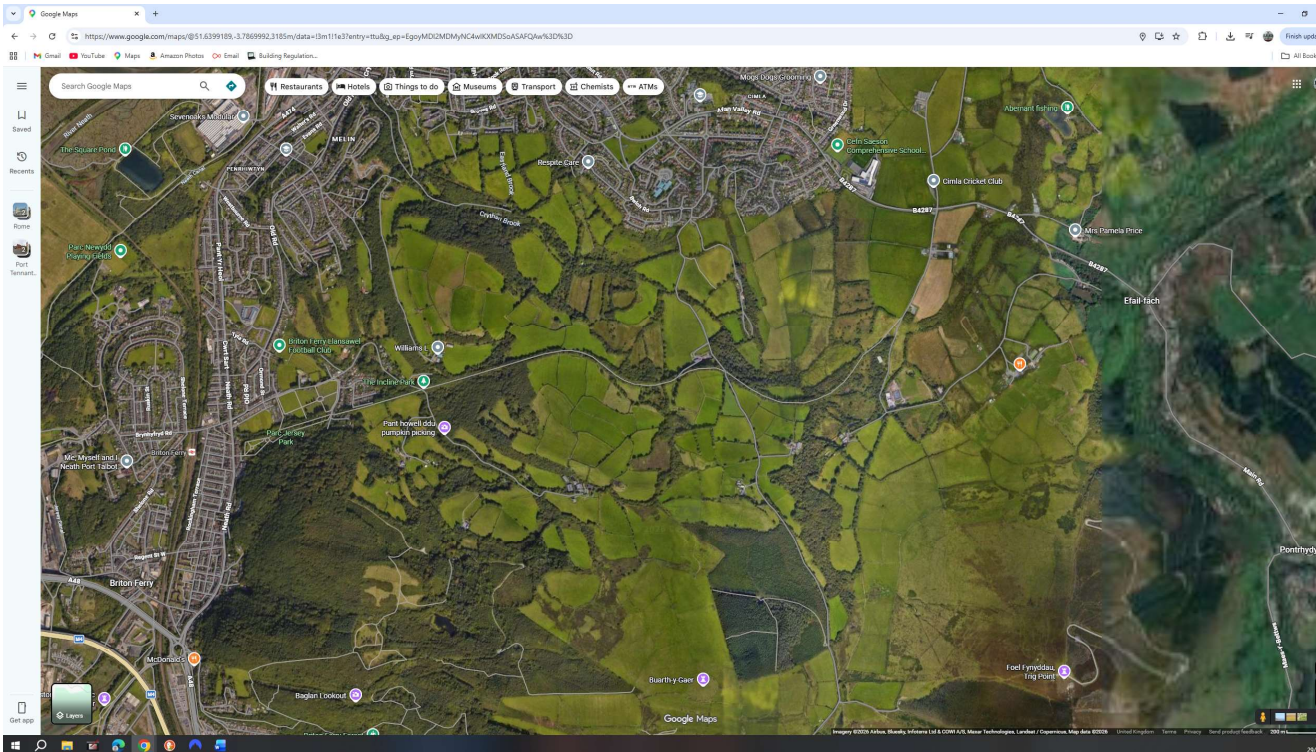
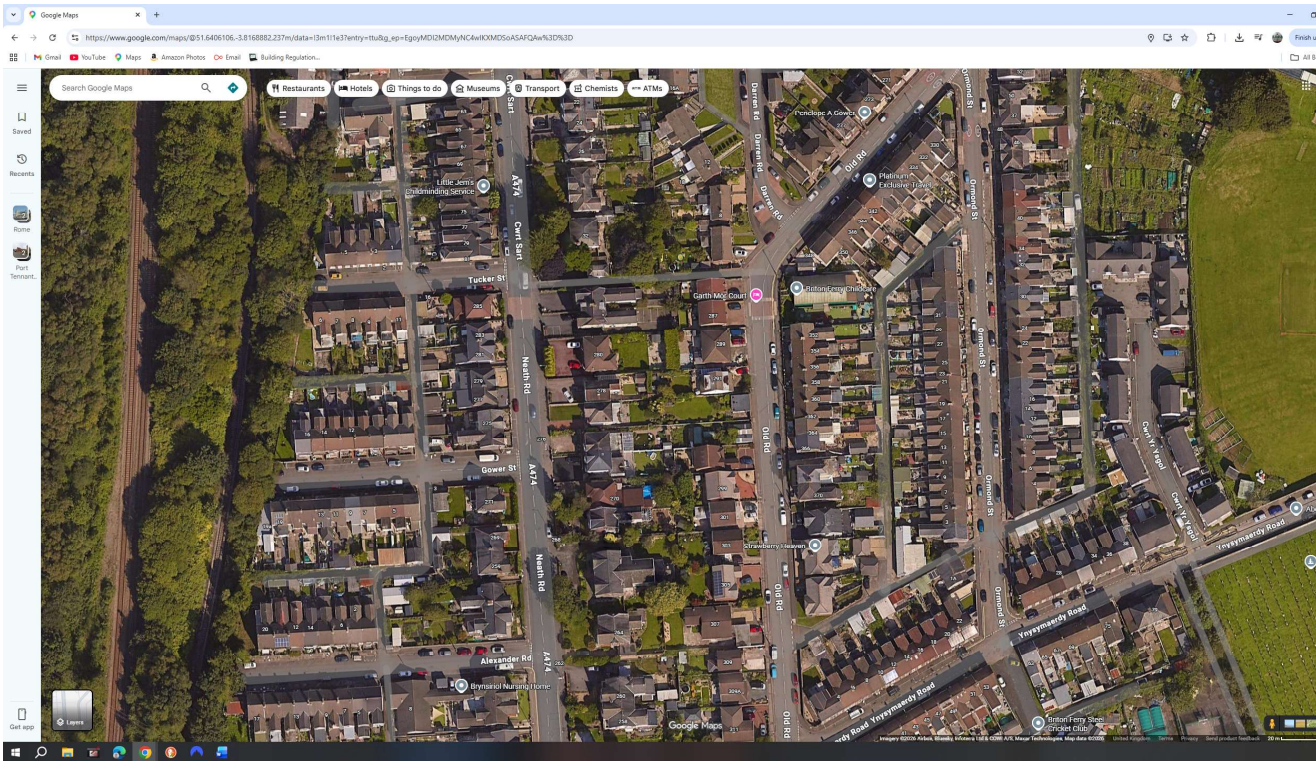


View of front area with large lawn and bedding borders and substantial parking area on brick paved driveway



View of rear garden and neighbouring boundary to other side including blockwork boundary wall

Surrounding Area description: The application site is in the village of Briton Ferry on the outskirts of Neath Town centre. Similar properties surround the property, as can be seen in the first image, which back onto vast areas of green space and plentiful habitats which can be seen in the second image.



Development Impacts:

The proposed extension will be sited over an area where there is an existing patio area, the first floor extension and roof extension will not extend the ground floor footprint of the property and the rebuilt garage was rebuilt on the site of the old garage and as such no green space or habitats will be removed as part of the development. No boundaries will be affected nor any trees or shrubbery removed either and so no existing biodiversity will be removed.

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. This will ensure that any adverse environmental effects are compensated for.

Signed JHEvans

Dated. 20th March 2026