

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address:

Heol y Codcae, SA9 2FY

Proposed Development:

Single car garage

Site description:

The application site comprises a small rectangular parcel of land with overall dimensions of 3.6 meters in width and 11.5 metres in depth forming a total area of 41.4 square metres. The southern (rear) point of the site is occupied by an area of existing concrete hardstanding measuring 3 metres by 5 metres, the hard standing is in poor and deteriorating condition with evidence of surface degradation and crumbling. The Northern (front) section of the site comprises previously disturbed ground measuring 3.6 metres by 6.5 metres which is currently covered with grass and weeds, the ground surface is uneven and rutted indicating a lack of maintenance. The site is partially enclosed. A timber fence 1.8 metres in height defines the southern boundary. The Eastern boundary is partially defined by remnant structures associated with the previously demolished garage including a section of residual masonry walling and wire fence post which marked the line of the former boundary. The remaining boundary to the North and West is open and not formally defined with no walls fences or other means of enclosure present. There are no trees hedgerows or other notable vegetation features within the application site.

Surrounding Area description:

The site is located within a predominantly residential area and is enclosed by a mix of built up and open features, to the West the site is bounded by a single car garage under the ownership of Tai Tarian council and leased to the neighbouring dwelling, an unclassified road runs along the Northern boundary from which the site benefits from existing vehicle access, to the East the site is bordered by a pedestrian footpath providing local access towards fields and the rural area beyond, the Southern boundary adjoins a private garden area beyond which lie open fields offering a transition from the built environment to a more

rural setting to the surrounding land including adjacent residential properties. The footpath and the unclassified road are under the ownership of Tai Tarian council.

(see plan x Aerial image for example)

Development Impacts:

The proposed development seeks to reinstate the single car garage on the footprint of a previously demolished garage, the new single car garage will be positioned on the existing concrete hard standing at the southern end of the site ensuring that development occurs within an already established built area, the replacement garage will be marginally increased in size compared to the former structure extending approximately 0.45 meters in width and 2.44 meters in length, this slight increase is considered proportionate and appropriate allowing for modern vehicle dimensions while remaining in keeping with the scale and character of the site, to the Northern end of the site an existing area of grass and weeds measuring approximately 3.6 metres by 6.5 metres will be improved through the introduction of a permeable gravel surface, this enhancement will provide functional use of the space while maintaining sustainable drainage characteristics and minimising surface water runoff, boundary treatments from part of the proposal including the construction of a single block wall along the Eastern boundary with a maximum height of 1.2 metres, in addition the Northern elevation will be enclosed by a set of double gates with supporting pillars also not exceeding 1.2 metres in height, these features are designed to provide a clear yet unobtrusive definition of the site boundary maintaining openness and visual immunity within the surrounding area overall the proposed development represents a modest and logical improvement to the site reintroducing a previously existing structure with minor enhancements the scale design and materials are considered appropriate to the context and the works are not expected to result in any adverse impact on neighbouring properties.

Biodiversity Enhancements Proposed

The proposed development incorporates a number of small scale but meaningful measures to enhance biodiversity within the site, the introduction of a bird box will be installed on the rear elevation of the proposed garage providing opportunities for nesting birds and contributing to the local wildlife habitat provision, this measure supports urban bird populations by offering safe and sheltered nesting space, the existing previously disturbed area covered with grass and weeds located at the northern end of the site will be replaced with a permeable gravel surface, while this represents a change in ground cover the use of permeable material will maintain natural drainage and avoid increased surface water runoff thereby supporting sustainable site management, in addition the introduction of various planted flower pots within the site boundary will provide nectar rich planting, these features are intended to attract and support pollinators such as bees butterflies and other beneficial insects contributing positively for local biodiversity, overall the proposal delivers a net gain

in biodiversity through the inclusion of bird nesting provision and pollinator friendly planting, ensuring the site makes a positive ecological contribution despite its small scale.

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 2027

Thus, ensuring that any adverse environmental effects are avoided.

Signed



Dated. 12/04/26.