

Green Infrastructure Statement

Site Address: 22 Crofton Drive, Baglan

Proposal: Single Storey Side Extension

1. Introduction

This Green Infrastructure Statement has been prepared to accompany the planning application for a single-storey side extension to the existing detached dwelling at 22 Crofton Drive, Baglan. The proposal follows the recent acquisition of the adjoining parcel of land to the side of the property.

The purpose of this statement is to demonstrate how the proposed development integrates principles of green infrastructure and contributes positively to the local.

2. Site Context

The site is located within an established residential area of Baglan, characterised by detached and semi-detached dwellings with front and rear gardens. The existing property benefits from private amenity space to the rear and a landscaped front garden.

The adjacent parcel of land, now incorporated into the domestic curtilage, is currently laid to grass with limited vegetation. There are no known ecological designations on or adjacent to the site.

3. Proposed Development

The proposal seeks to construct a **single-storey side extension** to provide additional living accommodation. The extension will be designed to complement the existing dwelling in terms of scale, materials, and roof profile.

The development will retain existing landscaping where possible and introduce new green infrastructure features to enhance biodiversity and surface water management.

4. Green Infrastructure Considerations

a. Existing Green Assets

- Grass lawn and low-level planting to the front and side gardens.
- Boundary hedgerow and fencing providing habitat and visual enclosure.
- No trees of notable value are affected by the proposal.

b. Proposed Enhancements

To ensure a net gain in green infrastructure and biodiversity, the following measures will be implemented:

1. Soft Landscaping Enhancements

- Introduction of native planting along new boundaries, using species such as hawthorn (*Crataegus monogyna*), dogwood (*Cornus sanguinea*), and field maple (*Acer campestre*).
- Creation of a small pollinator-friendly planting bed using wildflowers and perennial species (e.g. lavender, foxglove, and sedum).
- Retention of permeable lawn and garden areas to maintain natural drainage.

2. Sustainable Drainage (SuDS)

- Installation of permeable paving for any new hardstanding or patio areas to reduce surface water runoff.
- Incorporation of a water butt connected to roof downpipes to capture and reuse rainwater for garden irrigation.

3. Biodiversity Enhancements

- Installation of one integrated bat box and one bird nesting box on the side elevation or boundary fence.
- Use of native species in all landscaping to support local fauna.

4. Climate and Resource Efficiency

- The extension will utilise high levels of insulation and energy-efficient glazing.
 - Potential integration of solar-ready roofing or future PV panel installation.
 - Use of locally sourced materials where feasible.
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5. Management and Maintenance

The landscaped areas and SuDS features will be maintained by the property owner. This will include routine inspection, replacement of failed plants, and periodic cleaning of rainwater harvesting systems to ensure long-term function.

6. Conclusion

The proposed development at 22 Crofton Drive demonstrates a clear commitment to sustainable design and biodiversity enhancement. The incorporation of soft landscaping, SuDS, and ecological features ensures that the project contributes positively to the wider green infrastructure network of Baglan and aligns with local and national planning policies.

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PDW Building Designs – 14/10/2025