

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 27 Manor Way, Briton Ferry, Neath SA11 2TR

Proposed Development: Replacement single storey rear extension and increased raised patio area

Site description: The property is a semi-detached property with front, side and rear areas. The front area consists of small raised gravelled areas with planted borders with mature plants and shrubbery. The side contains a concrete path leading to the rear garden. The rear area is made up of a small patio area adjacent the rear elevation and gravelled and patio areas to the lower section. There are blockwork/brickwork walls to the boundaries. These will all remain unaffected.



View of rear elevation of existing extension which is to be replaced with a similar extension of slightly wider dimensions. The existing raised patio area will be lengthened by around 1m.



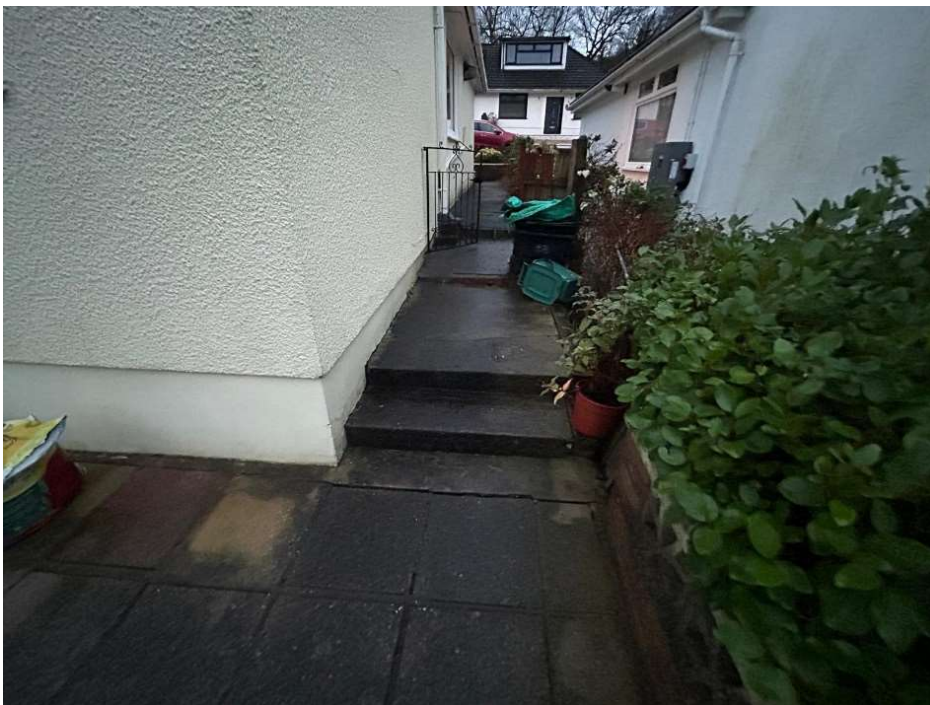
View of lower area of garden with gravelled and patio areas. Mature trees, shrubs and plants can be seen to the boundaries. These will all remain unaffected.



View of rear elevation and area where new extension will be made slightly wider. This area is currently a hard surfaced patio area. Steps to lower garden can be seen



View of area where new extension will be made wider

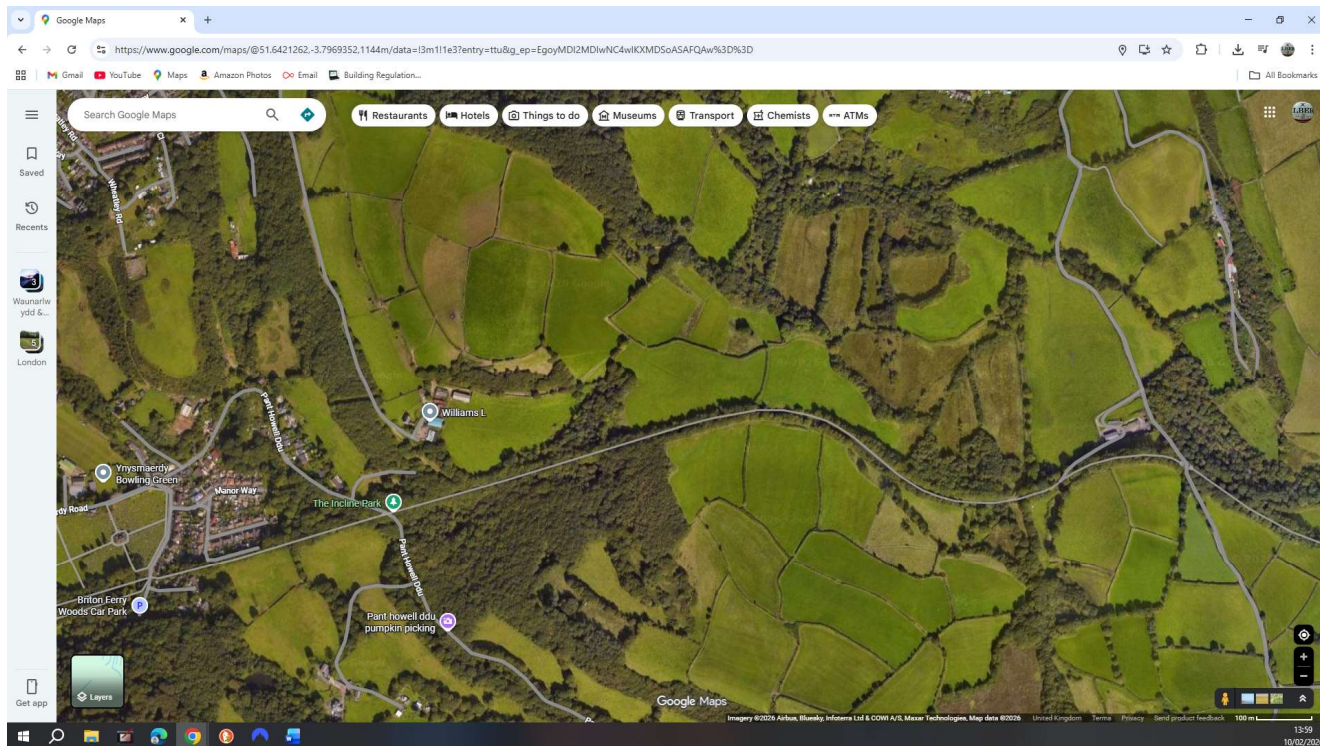
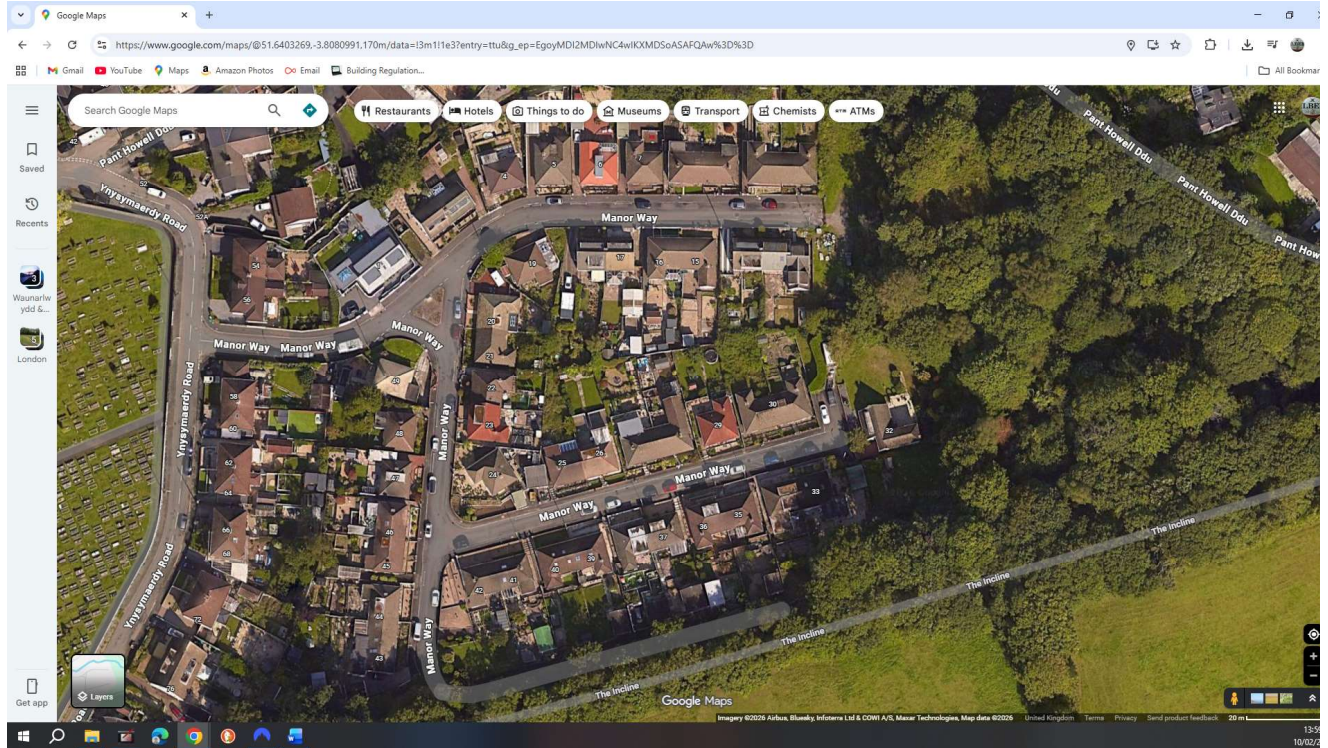


View of existing side path to front of property



Front elevation showing raised areas either side of access steps. Mature plants and shrubs will all remain.

Surrounding Area description: The application site is in the area of Briton Ferry, on the outskirts of Neath town centre. Similar properties surround the site, as can be seen in the first image. The second image shows the vast areas of habitats and green space available in the near surrounding areas.



Development Impacts:

The proposed extension will be replacing an existing extension and made slightly wider onto an existing patio area and so no green areas or habitats will be removed or affected as part of the development. There will be no effect to the biodiversity of the existing site. No boundaries will change.

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.

Signed JHEvans

Dated. 10th February 2026