

# Green Infrastructure Statement:

## Minor Development / Homeowner

**Site Address:** 18 Handel Avenue, Sandfields, Port Talbot SA12 7SY

**Proposed Development:** Single storey front and rear extensions

**Site description:** The property is a semi-detached property with front, side and rear areas. The front area consisting of a concrete driveway and gravelled surfaced areas, the side containing an existing lean-to outhouse which is to be demolished as part of this development. The rear area contains a small patio adjacent to the property with large lawned garden and concrete path leading to the existing rear outbuilding. The boundaries are a mix of blockwork walls and timber panels and these will all remain the same.



**View of rear garden area including blockwork boundary walls, existing outbuildings and lawned areas with concrete path leading to the rear area.**



View of rear garden showing large lawned area, part of which will be where the new extension will be sited. Blockwork and timber panel boundaries can be seen.



Rear elevation view where the new rear extension will be sited. Neighbours existing extension can be seen. Existing lean to extension can also be seen, this is to be removed.



**Neighbours existing extension. Tree will need to be removed as part of the development. This will be re-planted if possible.**

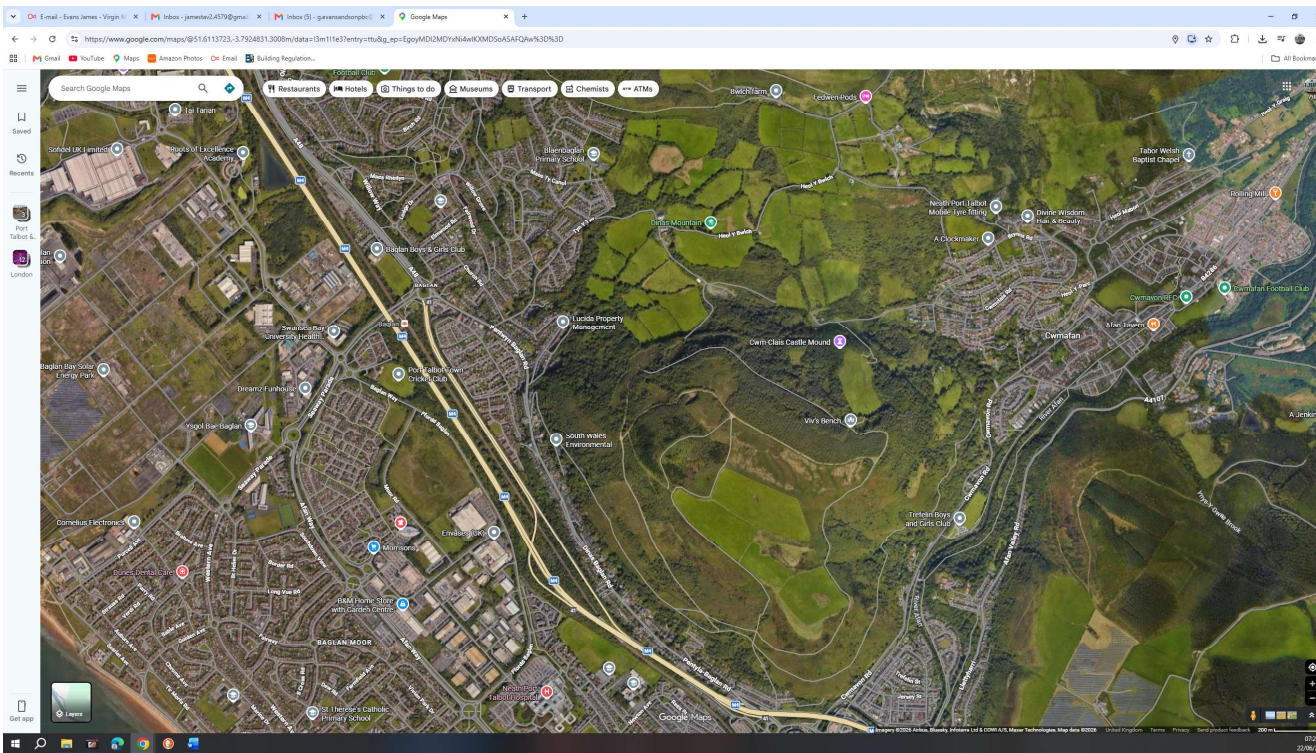
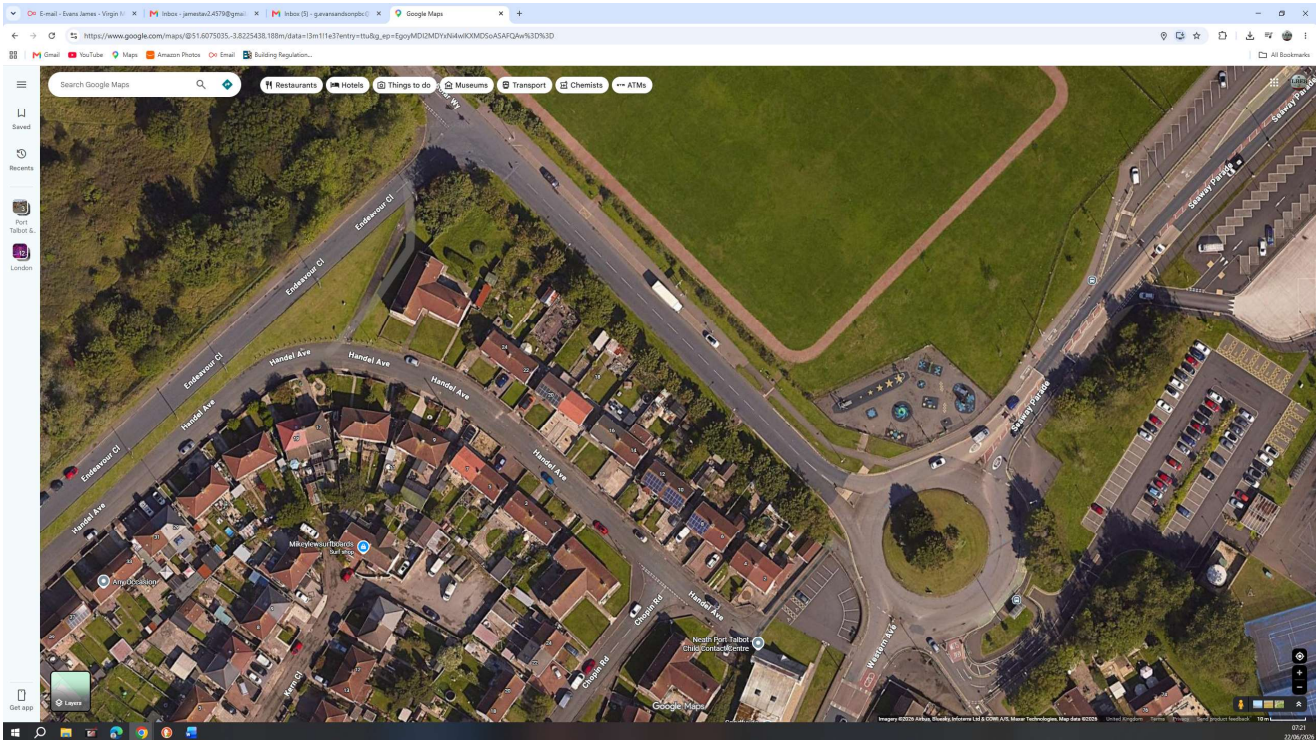


**Front elevation view where the new front porch will be sited. Existing concrete driveway and gravelled areas can be seen.**



Further view of rear elevation showing existing outbuilding and large lawned garden

**Surrounding Area description:** The application site is in the area of Sandfields on the outskirts of Port Talbot 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 works include a single storey front and rear extension. The front extension will be sited on an existing hard surfaced area and so no green space or habitats will be removed as part of the development. The rear extension will require the removal of an existing tree and some of the large lawned garden. It will be attempted to replant the existing trees elsewhere in the garden, if this is not possible a replacement tree of similar size and species will be introduced into the garden. Due to the relatively small scale of our development and plot size we feel this will be adequate compensation for the removal of the current tree. The property will be no worse off from a habitat perspective. However, it is also proposed to improve the site by adding the following:

**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.         20<sup>th</sup> June 2026