

Green Infrastructure Statement

Site Address: 7 Plas Road, Rhos, Neath Port Talbot SA8 3HD

Proposed Development: Single storey extension with wooden deck to rear of property.

Site Description: Detached traditional 2 storey stone property with front lawned areas, fencing and hedging along both side boundaries with large hedge to rear boundary. Large flat lawned rear garden. Two trees in garden, a Holly and a Silver birch.

Surrounding area: Application site is situated along a road with similar residential properties, most with driveways and small front gardens, with garden areas to rear (see plan).

Development impacts: Proposed extension and deck to be constructed on part of existing rear lawned area. The gardens two trees and boundary hedging will be unaffected.

Biodiversity Enhancements proposed: It is proposed that a large wildflower border will be planted both along the front of the property and alongside the Righthand side boundary (see plans). This will encourage pollinators, along with other wildlife to minimise the impact of the loss of some of the existing lawned area. The garden is very large and despite the proposed development, over 60% of the rear garden will be retained as lawn. The Decking is wooden with spacing to allow water permeability and constructed on a gravel subbase. The rainwater from the new extension roof will be channelled to a natural soakaway under a gravelled section of the garden.

Conclusion: It is considered that subject to the above the proposed development it would enhance biodiversity and deliver net benefits by increasing the range of flora and fauna, allowing more food for pollinators and thus increasing insects and seeds for birdlife too. These proposals will ensure that any adverse environmental impacts will be adequately compensated for.

Signed



STEPHANIE GINN

Date:

20/7/26.