

Green Infrastructure Statement Minor Development / Homeowner Site Details

- Address: 243 Western Avenue, Sandfields, Neath Port Talbot, SA12 7NF
- Proposed Development: Proposed two-storey side extension and widening of the dropped kerb.

Site & Surrounding Area Description

The application site comprises a two-storey, semi-detached residential property set within a clearly defined plot.

The front curtilage is partially enclosed by masonry walls, while the rear garden features a level hard-surfaced patio and a maintained lawn, enclosed securely by timber fencing. The footprint of the proposed development currently accommodates an existing concrete garage and part of the patio, classifying it as previously developed land.

Sandfields is an established residential neighbourhood located on the coastal side of Port Talbot, characterised predominantly by traditional post-war housing, including semi-detached and terraced properties set along wide avenues. The wider area also incorporates local community facilities, including a church, retail units, and comprehensive schools.

Development Impacts

The proposed two-storey extension is positioned over the existing hardstanding and replaces the concrete garage, maintaining a consistent building line with the original dwelling. To reduce the visual impact on the street scene, the first floor is stepped back from the primary elevation. The roof design has been tailored to integrate seamlessly with the architectural style of the property and the wider street scene. New windows and doors have been strategically placed to optimise natural light while preventing any overlooking or loss of privacy for neighbouring residents. Additionally, as no external lighting is proposed, light spill will be avoided, protecting residential amenity and the local environment.

No established trees, mature shrubs, or boundary hedges will be removed to facilitate the construction works, and all existing boundary treatments will remain undisturbed.

Biodiversity Enhancements

Proposed Enhancements: None required due to the limited scale of development and the brownfield nature of the footprint.

Conclusion

The proposed two-storey extension has been carefully designed to limit environmental impact by making efficient use of an existing garage and patio hardstanding, with the first-floor step-back further minimising its visual prominence. By retaining the garden boundaries and existing layout, the development safeguards the site's contribution to the local green infrastructure network. Furthermore, the project aligns with local planning policies by preventing light pollution and preserving the ecological integrity of the remaining private amenity space.

Signed: Alex Parsons

Dated: 04.08.2026