



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project Construction of a Double Storey Rear and Side Extension

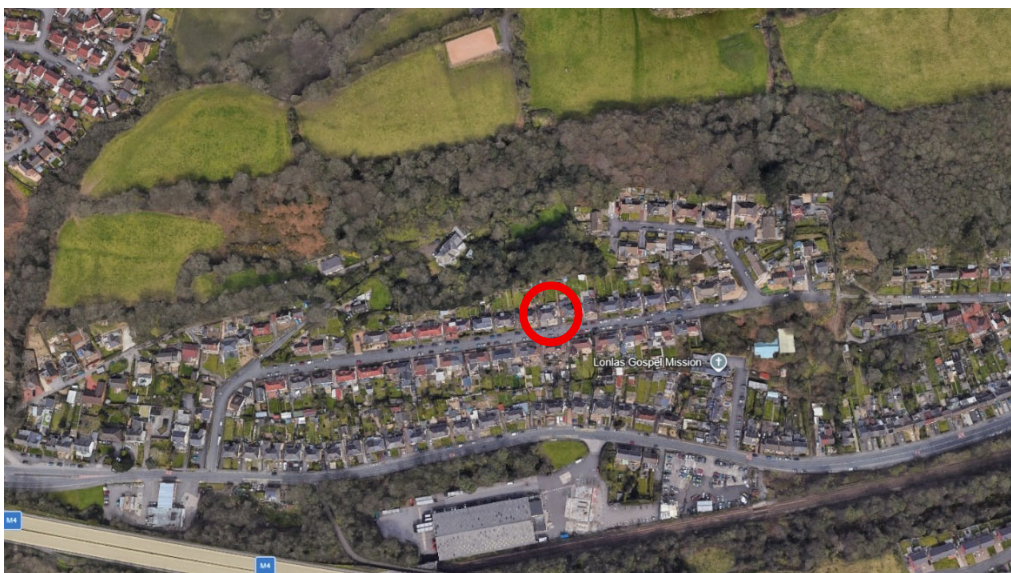
Address: 46 Park Drive
Skewen
SA10 6SE

Date: 28th May 2026

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support a Planning Application made to Neath Port Talbot County Borough Council for the Construction of a Double Storey Rear and Side Extension at 46 Park Drive, Skewen.

This GIS will describe how ecological enhancement features have been incorporated into the proposal following the -step-wise approach referred to in the Planning guidance and will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The application site is located in a sub-urban residential area within the village of Skewen. The property is located in a row of mostly similar semi-detached all fronting Park Drive, and all with similar longitudinal rear gardens.

The property is a traditionally built double storey detached dwelling with rendered masonry walls and a tiled covered hipped roof. There is an existing single storey side extension and rear conservatory, both of which will be demolished as part of the work.

STEP WISE APPROACH - STEP A: IDENTIFY

Existing Green Infrastructure:

The site is currently within a well-connected landscape with large open areas of common land, agricultural grazing land and woodlands along with numerous areas of amenity grassland, hedgerows and well-established private gardens.

The application site interior comprises a small patio area to the front and rear and a large rear garden laid mainly to lawn with a few small established plants and shrubs. There is also a well-established area of woodland to the rear boundary.



Enlarged view of application site

Existing street lighting is present along Park Drive. There is also a PIR security light mounted on the rear elevation which illuminates the patio and garden area. These arrangements are to remain.

STEP WISE APPROACH - STEP B: AVOID

The proposed Double Storey Extension would be constructed on the existing paved patio area to the rear and on the same footprint as the existing side extension and would not affect any green Infrastructure. **No green amenity space will be taken up, lost or removed.**

STEP WISE APPROACH – STEP C: RESPOND & DESIGN

Development Impacts / The Proposal:

Whilst there is sufficient Green Infrastructure within the immediate locality of the proposal it is important to respond to current climate requirements with the need to improve connectivity and habitability.

The extensions will be built to match the existing dwelling with rendered masonry walls hipped roof to tie into the existing and to match the existing.

No additional lighting is proposed within the garden area, therefore minimal impact beyond the limited localised issues within the current garden and neighbouring areas.

STEP WISE APPROACH – STEP D: MITIGATE

No mitigation is required.

STEP WISE APPROACH – STEP E: COMPENSATE

No compensation is required.

STEP WISE APPROACH - STEP F: ENHANCE

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

To further enhance the local connectivity, it is proposed to introduce 2 no. bat boxes ('Vivaro pro' or similar) on the existing South West Elevation of the new extension at eaves level. *(Refer to CPD-002 & CPD 004 for details)*

STEP WISE APPROACH - STEP G: MAINTAIN

The bat boxes will be regularly maintained / repaired / replaced should the need arise.

STEP WISE APPROACH - STEP H: MONITOR

The position of the boxes will be reviewed annually to monitor their effectiveness.

Conclusion:

The local area has sufficient connectivity and green infrastructure. The provision of the proposed bat boxes would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered that it would be **proportionate to the scale of the development** and **enhance** the ecological features, creating additional nesting habitats and increase the connectivity in the local surroundings.