



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

## **GREEN INFRASTRUCTURE STATEMENT**

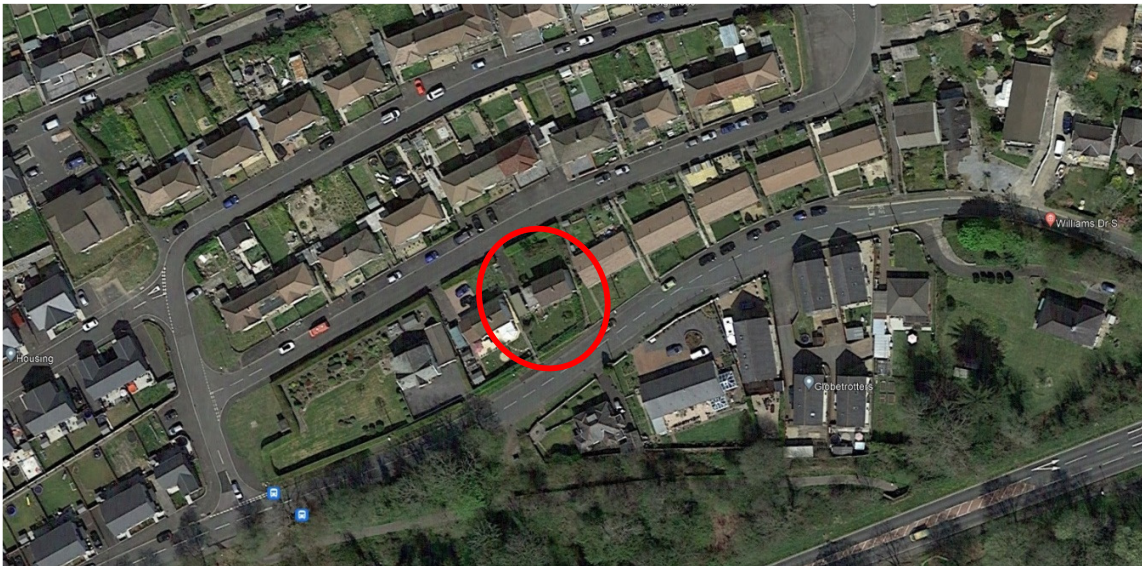
**Project:** Proposed Single Storey Side Extension at 41 Gorof Road, Lower Cwmtwrch

**Date:** 24th April 2024

### **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 Powys County Council for the construction of a Single Storey Side Extension.

It will describe how green infrastructure has been incorporated into the proposal 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 property is located on the outskirts the village of Gurnos, Lower Cwmtwrch and is a traditionally built detached property with rendered masonry walls and a tiled pitched roof. There is currently a detached garage of prefabricated concrete construction which is due to be demolished.

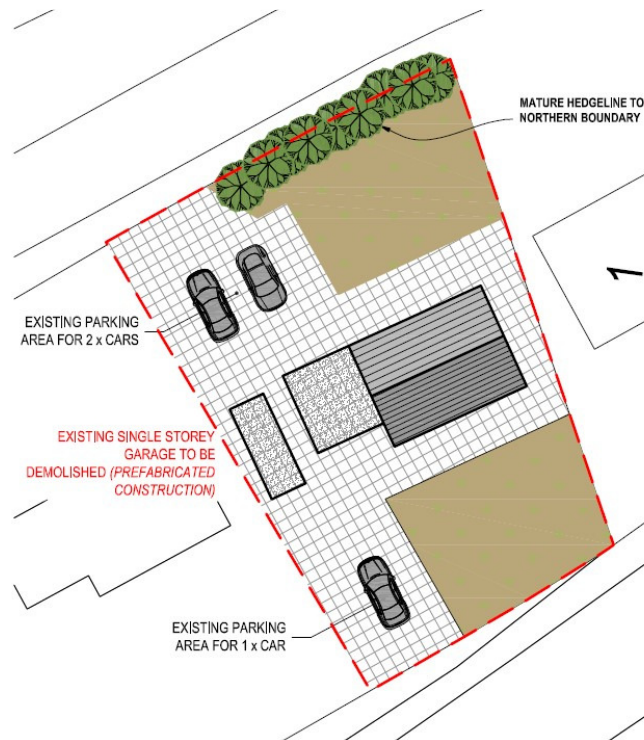
The application site is located in a semi-rural location but within a well built-up residential area. (Refer to 'Google earth' view opposite).

The dwelling sits on a modest size plot with a front garden and driveway and a rear garden and driveway.

### Existing Green Infrastructure:

The site is currently within a well-connected landscape with numerous established trees, hedgerows and areas of grassland within 500m. There is a small corridor of mature woodland to the South of the site which connects the application site and locality to the wider landscape.

The application site interior comprises a large, paved parking area to the front with direct access off the highway. Area garden laid to artificial grass and parking area are to the rear of the property. The Northern boundary accommodates a large well established hedgerow consisting of conifer and shrubs.



*Extract of Existing Site Plan*

### **Development Impacts / The Proposal:**

It is proposed to demolish the existing pre-fabricated concrete garage and construct a single storey side extension with pitched roof. The existing side extension walls will remain. The extension will be built to match the existing dwelling with rendered masonry walls and a tiled pitched roof. (*Refer to CPD-004 – Proposed elevations for details*).

The proposed extension would be approximately 20% larger than the existing building. To offset the works replacement planting of native (and non-native) species shrubs would be introduced. The existing shrubs and vegetation to the front garden and rear boundaries will remain unaffected. No trees, shrubs or hedgerows would require removal to allow construction of the extension.

The extension will be built to match the existing dwelling with rendered masonry walls and a flat roof over. (*Refer to CPD-004 – Proposed elevations for details*).

The property does currently benefit from fairly large rear and front gardens providing some green amenity space, with the rear garden partly surfaced with artificial grass.

Existing street lighting is present along main carriageway both at the front of the property and to the rear. There are currently numerous security lights mounted on the rear and side elevations which illuminate the patio, driveways and garden areas along with a security light on the existing outbuilding. New lighting units will be introduced on the proposed extension to replace the existing therefore minimal impact beyond the current localised issues with the garden and neighbouring areas.

### **Proposed Bio-diversity enhancement proposed:**

To enhance the local connectivity and green infrastructure, it is proposed to introduce a number of native (and non-native) species plants and shrubs. These will be located within the rear garden in small, raised beds and planters. These will include wildlife friendly species, to encourage insects and pollinators, creating additional small habitats and further improving localised connectivity.

Examples of shrubs and plants are listed below (but not limited to)

#### **Shrubs/Trees**

Prunus avium wild & edible cherries  
Rubus fruticosus agg.  
Blackthorn (Prunus spinosa)  
Rosa species rose  
Dog rose (Rosa canina)  
Fruit trees  
Wild privet (Ligustrum vulgare)  
Buddleia (butterfly bush)  
Hebe species  
Common holly (Ilex aquifolium)

#### **Flowering plants**

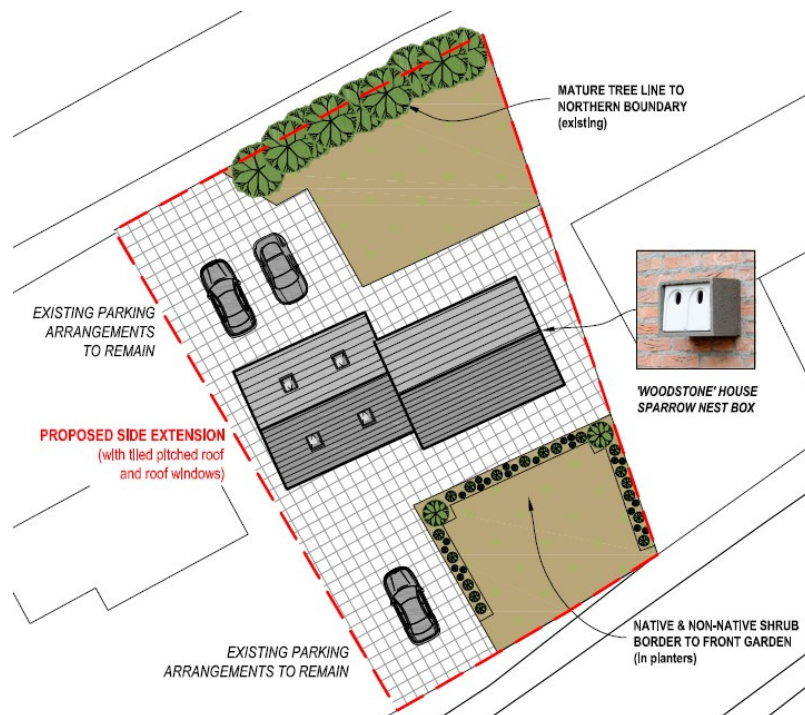
Sedum (Hylotelephium spectabile)  
Common knapweed (Centaurea nigra)  
Hemp Agrimony (Eupatorium cannabinum)  
Field scabious (Knautia arvensis)  
Red valerian (Centranthus ruber)  
Lavender (Lavandula angustifolia)  
Clematis  
Verbena bonariensis  
English ivy (Hedera helix)  
Honeysuckle (Lonicera periclymenum)

Bay tree (*Laurus nobilis*)  
Crab apple (*Malus sylvestris*)  
Strawberry tree (*Arbutus unedo*)  
Pyracantha  
Snowberry (*Symphoricarpos albus*)  
Berberis species

Common mallow (*Malva sylvestris*)  
Common snowdrop (*Alanthus nivalis*)  
Rosemary (*Rosmarinus officinalis*)  
Crocus (*Crocus vernus*)  
Heather (*Calluna vulgaris*)  
Bell heather (*Erica cinerea*)

One other biodiversity measure is proposed which will aim to minimise any adverse effect on the existing ecological features by the construction of the new extension, and is outlined below:

- Install Externally mounted Bird box



*Indicative Proposed Green Infrastructure (and ecological measures) Plan*

**Conclusion:**

The surrounding area has very good connectivity whilst the immediate application site area is very limited.

It is considered that subject to the ecological enhancement measures proposed the development would enhance the current biodiversity, build resilient ecological networks and mitigate against any adverse environmental affects, providing a net gain of ecological features that would enhance the connectivity with the immediate vicinity of the dwelling and the surrounding areas.