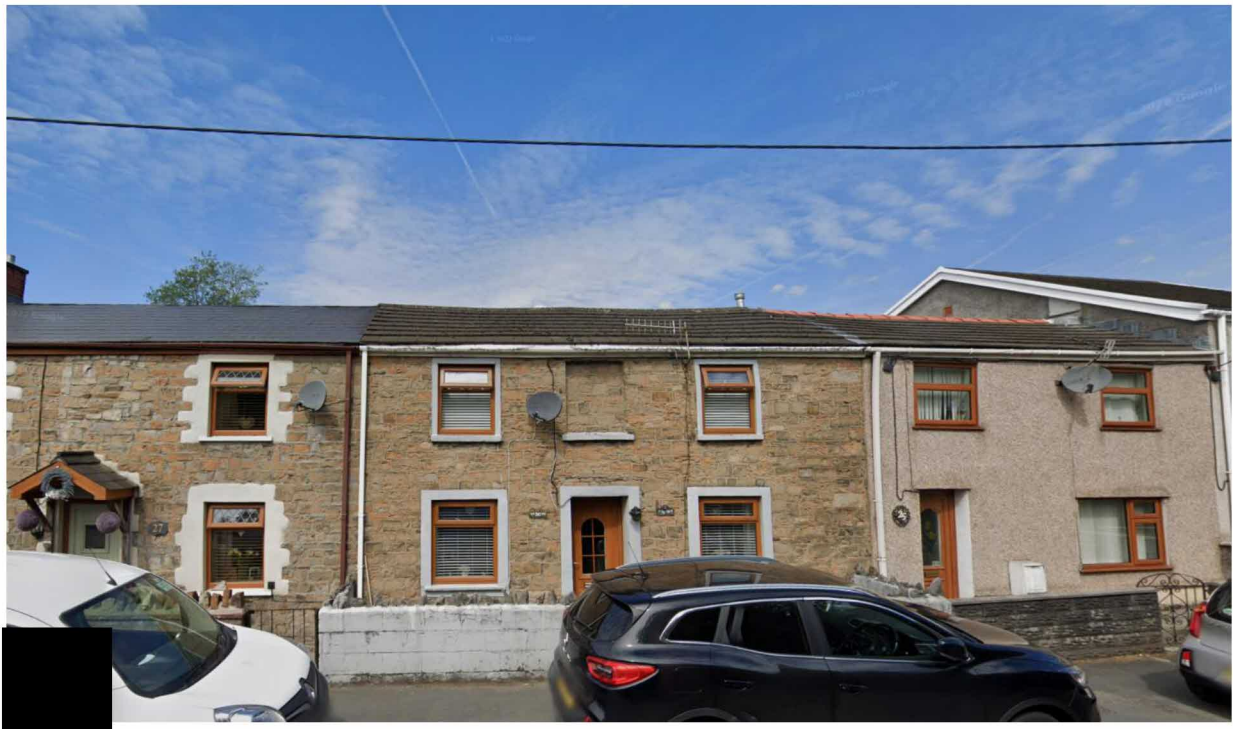
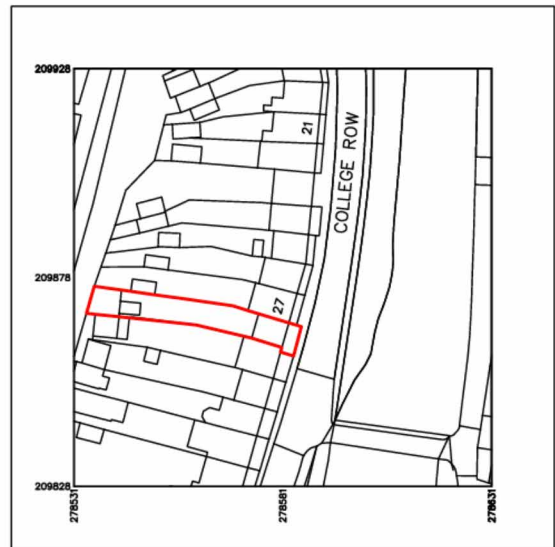


Green Infrastructure Statement

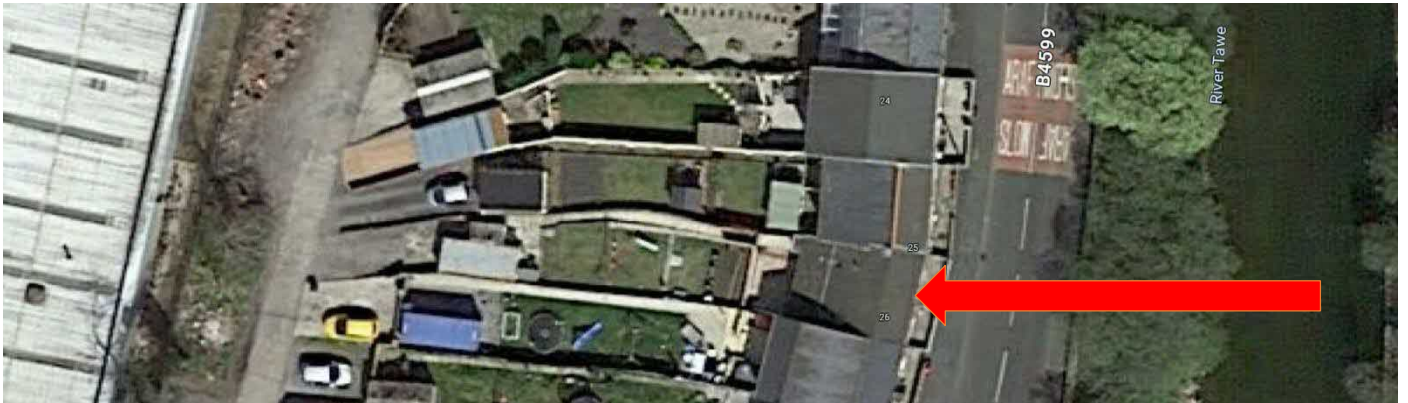
Site Address: 26 College Row, Ystradgynlais

Proposed Development: Two storey rear extension

Site description and context: The property comprises a cottage that forms part of a terrace of similar properties at College Row. Simple in its exterior form the principal elevation contains two upper floor windows, two ground floor windows and a central door access. There is a small courtyard to the front.



In terms of surrounding context the property sits between an industrial estate to the immediate west (Ynyscedwyn Enterprise Park) and the River Tawe to the East. The property is located along College Row which provides a key entrance into Ystradgynlais town centre from the South.



The rear garden comprises of hard surfacing and some lawn areas with a garage to the rear (West) and rear access.



Development Impacts

The scheme relates to changes to the existing built form of the dwelling only (a two storey extension above the existing roof form). Accordingly there is no impact upon green infrastructure provision at the site or surrounding the site.

In terms of being proportionate to the scale of householder development and the impacts arising from the development, in accordance with Planning Policy Wales, it is not considered reasonable or necessary to instil a requirement for additional planting to make the development acceptable.

Ecological Enhancement

Notwithstanding the above the application includes a proposal for a bird box as part of the scheme as Ecological Enhancement, the position of which is indicated on the submitted drawings (shown below).



Conclusion

On the basis of the minor scale of development, alongside the fact that the development will have no impact upon green infrastructure, and through the provision of a bird box the development proposal will both maintain and enhance biodiversity at the application site in accordance with the requirements of Planning Policy Wales.