

GREEN INFRASTRUCTURE STATEMENT

Site Address

11 Bulmore Road

Caerleon

NP18 1QQ

Proposed Development

Extension to replace existing conservatory, Porch extension to the side, roof extension, dormer to the front, new windows and door to basement storage room and new access stairs to the rear of the property.



1. SITE DESCRIPTION

The property is a detached 2 storey building with a paved garden and driveway to the front, accessed off the public road. The existing properties materiality includes white render, white Upvc windows, white rainwater goods and slate roof tiles.

With access to the rear of the property being via a path and steps at the end of the drive to the right-hand side. The front of the property mainly includes a paved area with some small planting borders and tree.



Figure 1 – Front of the property

The rear garden is comprised by mainly grass, with a small amount of planting. There is also a tree located in the rear garden which is shown in figure 2.



Figure 2 – Rear garden of the property

The site is located off a quiet lane called Bulmore Road and is surrounded by similar detached properties in terms of materiality and scale, with offroad parking to the front and gardens to both the front and rear.

Access to the property is off the public road with a private driveway to the front with side access to the rear of the property.

3. DEVELOPMENT IMPACTS

The proposed development to 11 Bulmore road with includes an extension to replace an existing conservatory, new porch extension to the side of the property, roof extension, additional dormer to the front of the property and add windows and door to the basement storage room. The works will also include new access stairs to the rear of the property.

There will be no loss of green infrastructure with the only extensions being the porch onto the existing drive and the rear extension being the footprint of the existing conservatory.

4. PROPOSED BIODIVERSITY ENHANCEMENTS

It is proposed to install a bird box to the side elevation of the existing property. This would create additional connectivity and nesting habitats.

5. CONCLUSION

Due to the size of the proposed development and the minimum impact this will have on the existing green infrastructure, it is not considered that a specific landscape planning proposal is required.