

Green Infrastructure Statement

27 St Brides Gardens, Newport, NP20 3AU

Retrospective application for conversion of existing conservatory to solid wall rear extension, proposed dormer extension, single storey side extension and front porch, and construction of a shed to the rear with associated external alterations

The property is a semi detached bungalow located on St Brides Gardens, Newport.

This application seeks retrospective planning permission for the conversion of the existing conservatory into a solid wall rear extension, together with a proposed dormer extension, side extension and front porch extension. The application also seeks retrospective planning permission for the construction of a shed to the rear of the property, along with associated external alterations.

The proposed development has been designed to incorporate green infrastructure and biodiversity enhancement measures appropriate to the scale and domestic nature of the site.

As part of the development, bird and bat boxes will be installed on the rear elevation of the property to provide nesting and roosting opportunities for local wildlife. This will contribute positively to local biodiversity and support protected and priority species where appropriate.

In addition, an apple tree and pear trees will be planted within the rear garden as part of the site's green infrastructure enhancement. These measures will assist in habitat creation, improve the ecological value of the site at a local level, and provide benefits for pollinators and other wildlife species.

No external lighting is proposed, ensuring there will be no additional impacts beyond the limited, localised effects within the garden area.

The development will be constructed primarily on existing hard surfaced areas, ensuring that there is minimal loss of permeable or green space within the site. The rear stepped garden will remain largely intact, retaining its lawn areas, which continue to provide soft landscaping and biodiversity value.

These enhancements are considered to accord with the objectives of Green Infrastructure as set out within Planning Policy Wales (PPW), Chapter 6, Sections 6.211 and 6.212, which promote the integration of biodiversity enhancements and nature-based solutions within development proposals.

Given the small-scale and residential nature of the proposal, together with the biodiversity enhancements proposed, it is considered that the development will not result in any adverse environmental impacts. Instead, the development is expected to provide a modest net benefit to the local ecosystem.