GREEN INFASTRUCTURE STATEMENT

Springfield, Buck Road, Commonwood, Wrexham LL13 9TF

Alterations to Garage (approved under P/2024/1659) and conversion to granny annex/ancillary residential accommodation

1. INTRODUCTION.

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at Springfield, Buck Road, Commonwood and should be read in conjunction with the application documents.

1.2. The property is situated in a rural location and sits on a fairly large plot of land surrounded on all sides by other residential properties or fields.

1.3. The existing garden area of the dwelling to front, side and rear is laid to lawn.

1.4. Guidance stipulates that this statement of green infrastructure should be proportionate to the scale of a development proposal. The proposal is for alterations to an existing garage building (already approved under P/2024/1659). This statement is therefore considered to have been prepared in a proportionate manner to the modest scale of the proposed development to extend and use the outbuilding as a 'granny' annex/ancillary residential accommodation.

2. PROPOSED WORKS

2.1. The alterations to extend the garage have been approved under P/2024/1659. This application proposes to build the extensions already approved and convert the garage building into a granny annex.

2.2. The alterations to the garage will insert a new window and door. Roof will be roof tiles to match existing and the extension will be rendered reflective of the finish of the host dwelling.

2.3. In order to reduce pollution, local Contractors will be appointed where

possible, and within reason, construction materials will be from North Wales/ UK based manufacturers.

2.4. Efforts will be made to improve the sustainability of the whole building, through the introduction of modern insulation and energy efficient internal fittings.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following:

- Additional wildflower and shrubbery to provide additional screening from the highway
- 2 no. native species trees will be planted in the garden

3.2. As there is very little disturbance to the green infrastructure on or surrounding the site, the above biodiversity enhancement measures offer a net benefit for biodiversity of the site.

4. SUMMARY

4.1. We trust the above green infrastructure statement meets with the Local Planning Authority's acceptance and approval.