Green Infastructure Statement

Proposal: Single Storey Front Porch Extension
Site Address: 12 Trevalyn Way, Rossett, Wrexham, LL12 0ED

1. INTRODUCTION

1.1 This statement provides a proportionate Green Infrastructure Assessment for the proposed development at 12 Trevalyn Way, Rossett, and should be read alongside the submitted planning documents.

1.2 The site comprises an existing detached residential dwelling located within an established residential area, characterised by similar properties set within private gardens.

1.3 The property benefits from front and rear garden areas, incorporating areas of lawn and planting which contribute to the local green infrastructure typical of suburban residential plots.

1.4 This statement has been prepared in accordance with the guidance of Wrexham County Borough Council and national planning policy set out in Planning Policy Wales.

2. PROPOSED WORKS

2.1 The proposal seeks to construct a small single storey enclosed porch to the front elevation of the dwelling.

2.2 The development occupies a minimal footprint and will not result in any meaningful loss of permeable surfaces or existing landscaping. The overall extent of garden space will be retained.

2.3 Given the limited scale of the works, there will be no adverse impact on the existing green infrastructure of the site.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1 Due to the modest scale of the development, opportunities for enhancement are limited; however, the following measures are proposed where practicable:

- Retention of existing garden areas and planting
- Opportunity for introduction of additional planting within garden areas (e.g. low-level pollinator-friendly species)

- Use of permeable materials where feasible for any associated hardstanding

3.2 These measures will ensure that the development maintains, and where possible enhances, the existing level of green infrastructure on site.

4. POLICY CONTEXT AND SUMMARY

4.1 The proposal accords with Policy SP23 (Green Infrastructure) of the Wrexham County Borough Council Local Development Plan, in that it retains existing garden space and does not adversely affect green infrastructure assets.

4.2 The development is also consistent with the objectives of Planning Policy Wales, supporting the protection and enhancement of biodiversity in a proportionate manner.

4.3 The proposal represents a very small-scale addition with negligible impact on green infrastructure and is therefore considered compliant with relevant policy.