Clwydian Planning

Green Infrastructure Statement

The Bungalow, Kimberley, Bro Gwilym, Cefn Mawr, Wrexham, LL14 3PA

Introduction
This Green Infrastructure Statement has been prepared in support of a retrospective planning application for the retention and use of a small residential annexe within the existing residential curtilage of The Bungalow, Kimberley, Bro Gwilym, Cefn Mawr.

The annexe was constructed during 2025 [redacted] as ancillary accommodation associated with the principal dwelling. The building is modest in scale, single storey in form and situated wholly within the established domestic curtilage.

This Statement considers the proposal in the context of green infrastructure, biodiversity, landscape character and the principles of sustainable development. Given the small-scale and retrospective nature of the proposal, the scope of the Statement is proportionate to the development proposed.

Site Context and Existing Green Infrastructure
The application site comprises an established residential property within the settlement of Cefn Mawr. The surrounding area is predominantly residential in character and contains a mixture of dwelling types, designs and associated domestic gardens.

The annexe is located within the existing residential curtilage of The Bungalow and does not represent an extension of development into the open countryside or an undeveloped greenfield site.

The site's principal green infrastructure value is therefore associated with the existing domestic garden and landscaped areas within and around the property. Domestic gardens can contribute towards the wider network of green infrastructure within settlements by providing vegetation, permeable areas and potential habitat and movement opportunities for common wildlife species.

The proposal is limited in scale and does not fundamentally alter the established character or function of the wider site. The annexe remains clearly subordinate to the principal dwelling and sits comfortably within its residential surroundings.

Green Infrastructure and Biodiversity
Planning Policy Wales places importance upon the protection and enhancement of biodiversity and the incorporation of green infrastructure into development proposals. The step-wise approach requires consideration to be given firstly to avoiding impacts upon biodiversity, followed by minimisation, mitigation and, where appropriate, enhancement.

In this instance, the proposal comprises a small-scale building within an existing domestic residential curtilage. The development does not involve a significant change in the overall use or character of the site and does not result in the fragmentation of any significant area of green infrastructure.

Given its location within an established residential setting, the potential effects upon biodiversity and green infrastructure are considered limited. The proposal does not extend

development beyond the existing residential curtilage and consequently avoids unnecessary encroachment into the wider landscape.

The modest scale and footprint of the annexe also ensure that the majority of the existing residential curtilage remains available as domestic garden and amenity space. This maintains the opportunity for vegetation and garden habitats to continue to contribute towards local biodiversity.

Where opportunities arise, the continued management of the garden in a biodiversity-friendly manner is encouraged. This could include maintaining existing vegetation, planting appropriate native or wildlife-friendly species and avoiding unnecessary removal of established planting. Such measures would be proportionate to the scale and nature of the development.

Landscape and Visual Considerations
The development is located within an established residential area rather than an open or sensitive landscape setting.

The annexe itself is modest in both scale and height and comprises a simple single-storey structure with a pitched roof and domestic appearance. Its limited scale ensures that the building remains subordinate to the principal dwelling and does not become an unduly prominent feature within the surrounding area.

The development therefore does not materially alter the wider landscape character of the locality. Its position within the existing residential curtilage and its domestic form allow it to assimilate satisfactorily with the established built environment.

There is consequently no requirement for extensive new structural landscaping or screening to mitigate significant landscape effects. Maintaining the existing garden environment around the property will continue to assist in integrating the development into its residential setting.

Sustainable Development
The proposal represents an efficient use of land within an existing residential property. Rather than establishing a wholly separate dwelling elsewhere, the annexe provides accommodation for an adult family member within the existing family property.

The accommodation enables the applicant's daughter to enjoy a degree of independence whilst remaining part of the wider family household. It also responds to the family's particular circumstances by enabling her to remain close to the applicant whilst maintaining a degree of physical separation from the main dwelling.

From a green infrastructure and sustainability perspective, the proposal makes use of an established residential site and avoids the need for development on a separate parcel of land. It does not require substantial new infrastructure or an extension of the developed area into the surrounding countryside.

The development is therefore considered proportionate to its setting and consistent with the broader objective of making efficient use of existing developed land whilst protecting the wider environment.

Green Infrastructure Enhancement
Given that the development is retrospective and the annexe has already been completed, opportunities for green infrastructure enhancement are necessarily modest. Nevertheless, the ongoing management of the wider residential curtilage provides opportunities to maintain and enhance its ecological value.

Appropriate measures could include:

- retention and appropriate management of existing garden vegetation;
- use of native or wildlife-friendly species as part of any future planting;
- maintaining areas of soft and permeable landscaping wherever practicable; and
- avoiding unnecessary external lighting or ensuring that any lighting is appropriately directed to minimise disturbance to wildlife

These measures are considered proportionate to the domestic nature and limited scale of the proposal and would assist in maintaining the contribution of the existing garden to the wider network of urban green infrastructure.

Conclusion
The retrospective development comprises a modest residential annexe located wholly within the established curtilage of The Bungalow. The site lies within an existing residential area and the proposal does not extend built development into the open countryside or significantly affect the wider green infrastructure network.

The scale and nature of the development mean that its effects upon biodiversity, landscape character and existing green infrastructure are limited. The majority of the residential curtilage continues to function as domestic garden and amenity space, while the building itself is modest, single storey and subordinate to the principal dwelling.

The continued retention and appropriate management of existing vegetation, together with proportionate biodiversity-friendly garden management, will help maintain the environmental value of the site.

Overall, the proposal is considered to represent an appropriate and proportionate form of development within an established residential curtilage and is compatible with the principles of green infrastructure, biodiversity protection and sustainable development.