

# **Green Infrastructure Statement (in accordance with Section 6.2.5 of PPW)**

**Application No. 2023/01224/FUL**

**Location : Westwinds, St. Andrews Road, Dinas Powys CF64 4HB**

**Proposal: Two-storey rear extension**

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## **1. Introduction**

This statement has been prepared by Studionesh. It is a simple statement 'proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal'

## **2. The Site**

The existing dwelling is situated on a large plot of land which is located to the West of the village of Dinas Powys. The village is approximately 5.6 miles southwest of the centre of Cardiff and conveniently situated on the A4055 Cardiff to Barry main road. Its commutable links to Cardiff and its convenient location to the nearby University of Wales Hospital at Llandough has meant Dinas Powys has undergone a period of sustained growth over the past 50 years. The old village centre of Dinas Powys still has a mostly unspoiled and almost rural feel, retaining a large village common and a traditional village centre complete with a post office and a range of small independent shops, public houses, restaurants and community facilities.

Despite this, the area has enjoyed the addition of several housing developments over the past five decades in order to meet the demands of the population increase in and around Cardiff.

The site is nestled in the 'Westra' to the west of Dinas Powys off Saint Andrews Road. The site lies outside of the Dinas Powys Conservation Area and also the existing Local Development Plan [LDP] settlement boundary.

The site lies along the western boundary of the village. It is defined to the North by St Andrews Road, to the east by residential properties (most immediately 'Larkfield'), to the south by substantial residential gardens, and to the west by agricultural land.

The applicant owns 2.09 acres (0.85 Ha) of the site but less than half of that is subject to this application. The site currently comprises of a dilapidated dwelling house, two garages and various out buildings. The gardens consist of rough lawn areas, scrubland, and haphazard hard landscaping features. A large forecourt exists at the front of the property. The current state of the whole site is highly overgreen.

The ground is generally sloping from north to south and has a number of distinct levels: it immediately slopes from the road to the existing house with a drop of approximately 2 meters before reaching the level plateau of the building itself. A

small terrace exists at the rear of the house before the garden drops away to the south in a number of stepped levels.

To the east, the site boundary is ill-defined with no real boundary treatment or defining characteristics. To the north, a grass verge and dilapidated fence form the boundary with St Andrews Road. The southern and western boundaries comprise of patchy indigenous hedgerow and wire link fencing.

### 3) The Proposed Development.

The proposal is to construct a two-storey extension to the rear of the property, to increase the footprint to accommodate more living space.

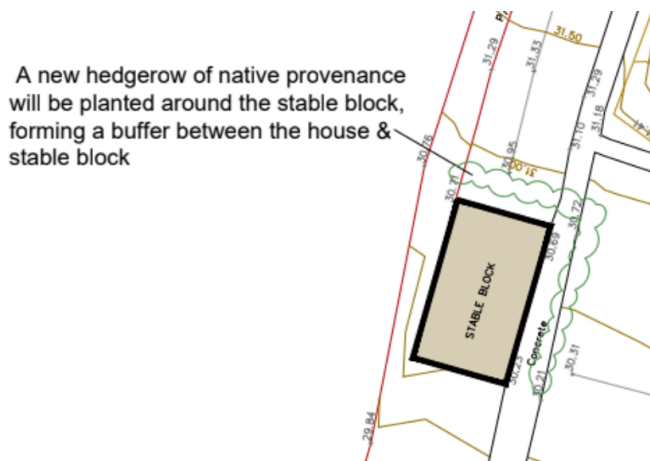
#### 4) GI (Green Infrastructure) Strategy

The application site is kept to a minimum, a new permeable patio will be added to the rear of the property. The rest of the rear garden outside the application boundary will be left as existing to retain the bio-diversity of the garden.

The front planting areas and trees will be cleared of any overgrown weeds and plants. The rest will be as existing to retain the existing biodiversity.

The perimeter boundary hedgerow on the North West will be left as existing due to the importance to site biodiversity. The existing pond will be retained as it is a key feature for the bio-diversity.

The stable block is to be retained and a new hedgerow of trees added to visually separate it from the house.

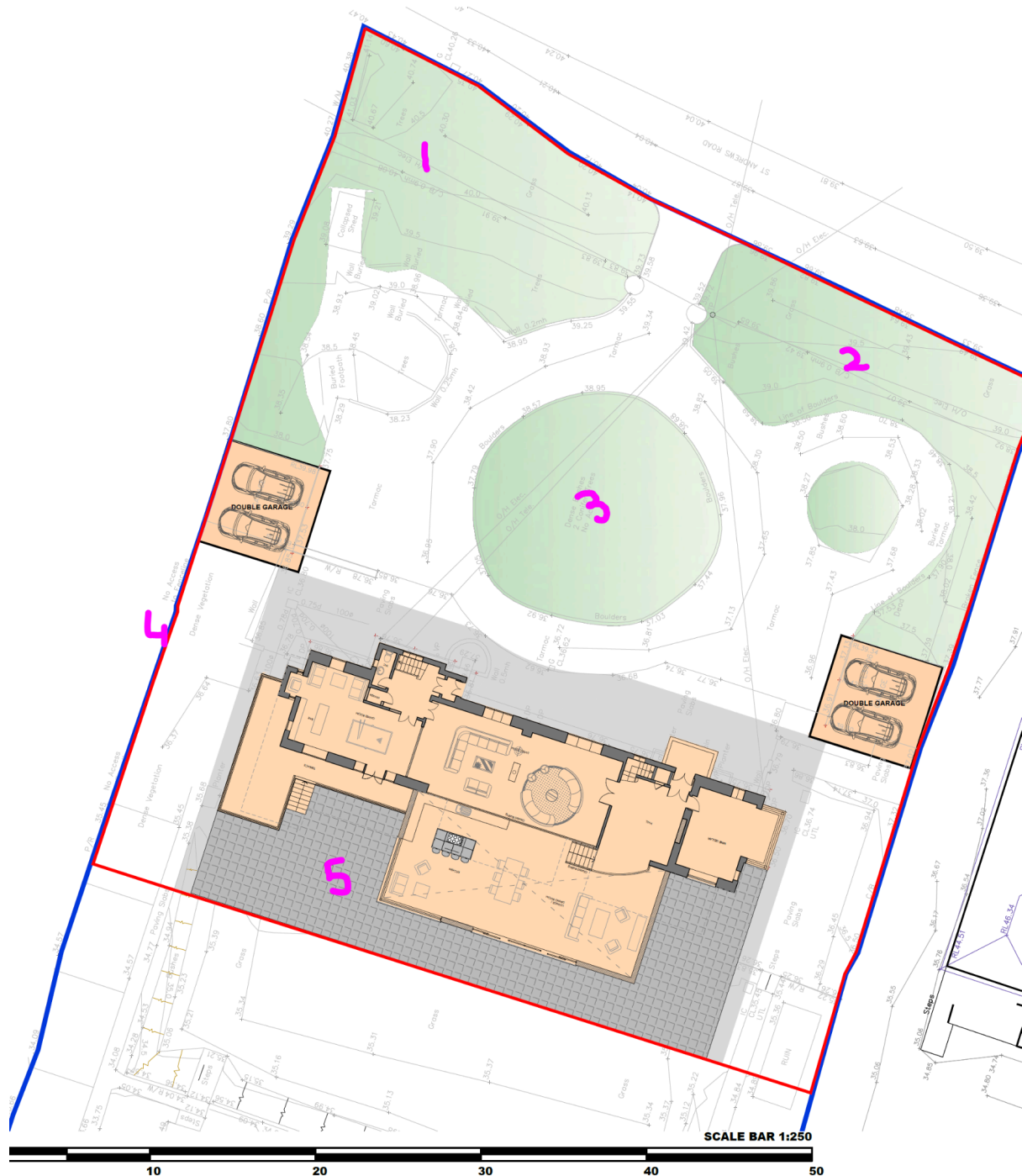


1 & 2 Green Landscape areas to be retained, any dead trees and shrubs to be removed and existing trees pruned of any dead branches.

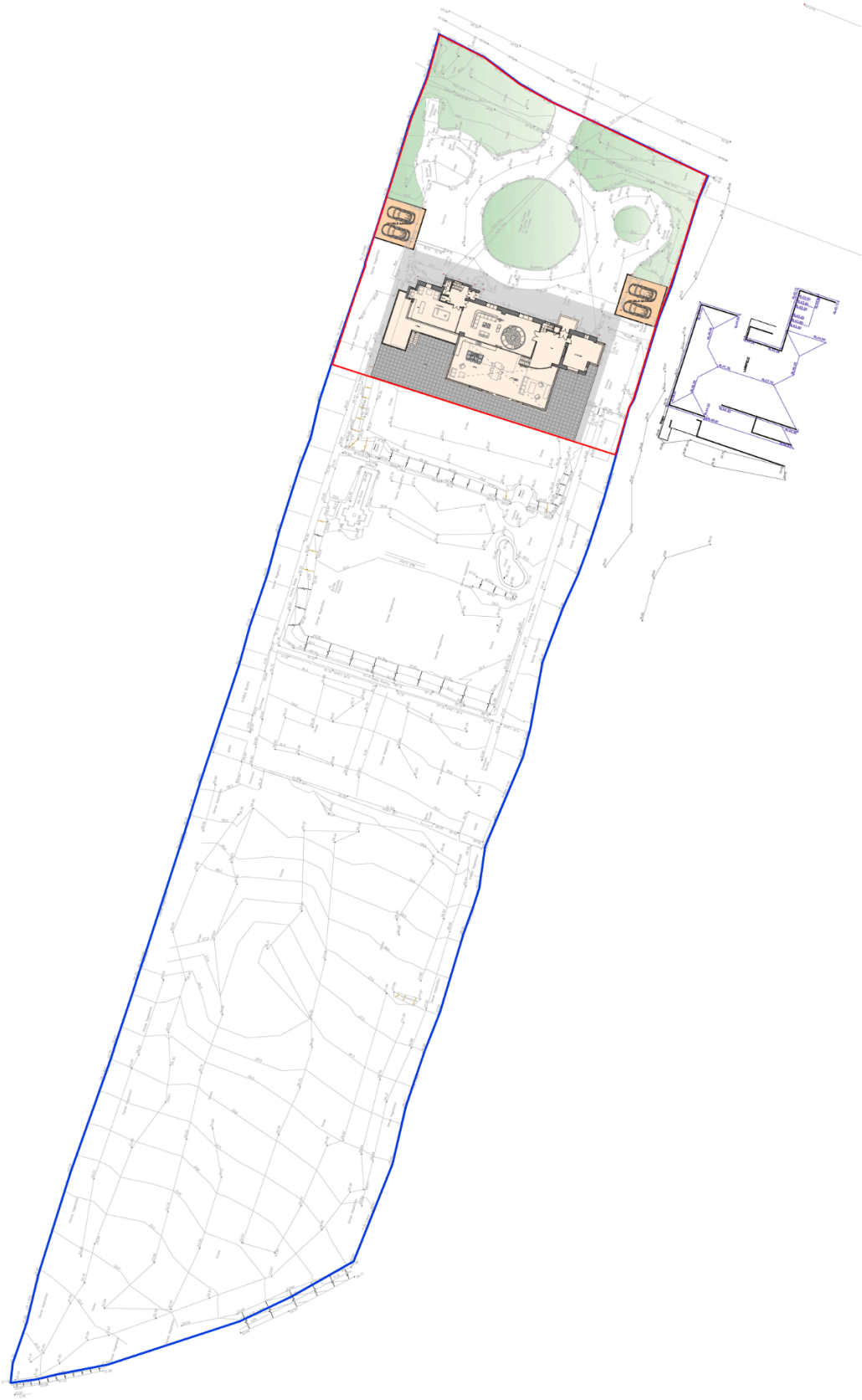
3) Existing lawn area to be reinstated.

4) Existing perimeter hedgerow to be retained.

5) New permeable paving patio.



The diagram shows the relationship between the application site and overall ownership





## 6 Conclusion

The proposed extension will introduce minimal impact to the existing bio-diversity. The considered landscape proposal has identified and utilised existing features on site, ensuring their preservation and enhancement in the new plans. Proposed works to existing landscape areas and trees will enhance the biodiversity. The retention of stable block and the addition of new hedgerow is a big positive to improving the links with the surrounding landscape.

We believe the scheme balances a sensitive architectural proposal with green infrastructure that supports improved connection between people and nature, providing a positive impact on the community's well-being and ensuring a sustainable and enriching environment for the future. It is considered that the proposed scheme complies with the updated Chapter 6 of Planning Policy Wales which sets out the policy for biodiversity and nature.

### Site



