

## **PLANNING SUPPORTING AND DESIGN STATEMENT**

for

**Change of use of existing dwellinghouse where care is provided for residents (C3(b)) to care home (C2), including alterations and conversion of garage to ancillary self-contained assisted living accommodation**

at

**Caewern Lodge  
Dwr-Y-Felin Road  
Neath  
SA10 7RH**

**On behalf of  
Unified Property Services Limited**

**Prepared by  
BRUTON KNOWLES  
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Caewern Lodge, Dwr-Y-Felin Road, Neath

|                         |                                                                                                 |                                                  |
|-------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Job Number</b>       | 527611                                                                                          |                                                  |
| <b>Property Address</b> | Caewern Lodge<br>Dwr-Y-Felin Road<br>Neath<br>Neath Port Talbot<br>SA10 7RH                     |                                                  |
| <b>Applicant</b>        | Unified Property Services Limited<br>The Maltings<br>East Tyndall Street<br>Cardiff<br>CF24 5EA |                                                  |
| <b>Agent</b>            | Bruton Knowles<br>Oddfellows House<br>19 Newport Road<br>Cardiff<br>CF24 0AA                    |                                                  |
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## **Appendices**

APPENDIX ONE - Photographs

## 1.00 INTRODUCTION

- 1.01 Bruton Knowles LLP has been appointed by Unified Property Services Ltd to submit an application for Change of Use and alterations to garage at Caewern Lodge, Dwr-Y-Felin Road, Neath, SA10 7RH. This planning statement supports an application to convert an existing garage to residential accommodation and in turn change the current property Use Class from a C3(b) residential dwelling to a C2 residential institution by increasing the residential capacity to seven residents.
- 1.02 The purpose of this Planning Supporting Statement is to provide the local planning authority and statutory consultees with all the necessary information required to consider the planning application. This statement takes into account local and national planning policy considerations as well as the local and immediate surroundings.
- 1.03 The proposal takes into account guidance provided by Welsh Government and Neath Port Talbot County Borough Council.
- 1.04 The information contained in this document is supplementary to that provided on the completed planning application forms and is to be regarded as forming part of the application.
- 1.05 The property is not considered a 'major development' and is not within a World Heritage Site, therefore a Design Access Statement is not considered necessary.

## 2.00 SITE LOCATION AND OWNERSHIP

- 2.01 The application site is located along Dwr-Y-Felin Road, Neath SA10 7RH identified by the red demarcation line in Figure 1 below.



**Figure 1:** Site Location

- 2.02 The property is Owned by Unified Property Services Ltd, a subsidiary of Integra Community Living Options.

### **3.00 THE APPLICANT**

- 3.01 From a portfolio of 8 residential care homes and 2 supported accommodation services across South Wales, the applicant provides a safe environment to support adults with complex needs to live fulfilled and independent lives. Their primary service is supporting individuals with enduring mental health needs that may be complex, however referrals are also welcomed for individuals with a learning disability, autism, acquired brain injuries, or younger onset dementia, or a combination.
- 3.02 Their residential care services are for individuals who will benefit from time-limited support, often following discharge from hospital, to help them adjust successfully to living in the community. Individuals are given support and rehabilitation in respect of daily activities such as shopping, cleaning, cooking, using public transport etc and are reviewed and assessed for progression to alternative accommodation with lower support, or independent living.
- 3.03 With their rehabilitation focus, they aim to help individuals move on to live independently, or with reduced support, and with a shorter period of 24 hour care than may be the case in supported living placements.

### **4.00 THE SITE AND SURROUNDINGS**

- 4.01 Caewern Lodge is a detached early twentieth century residential property located in its own grounds along Dwr-Y-Felin Road, Neath. The property is a two storey structure with detached double garage, and has undergone extensive renovation and refurbishment in 2017 to convert to a residential home for adults with a mental health diagnosis. Vehicle and pedestrian access is provided off Dwr-Y-Felin Road with off-road parking for a minimum 4nr vehicles. Further potential spaces are available in a small yard area at the north of the site accessed from a rear private lane. A large garden is available for amenity space, and the site extends to approximately 0.24hectares.
- 4.02 The existing building accommodates 6 en-suite bedrooms, including 1 small resettlement flat, and is registered by Care Inspectorate Wales for up to 6 residents. There is a further communal kitchen, dining area, utility, and two lounges. A staff office is located on the ground floor with a further Manager's office on the first floor with an en-suite staff room occasionally used for staff sleeping. The building is staffed 24hours a day with an awake member of staff at all times.
- 4.03 The detached double garage is located to the west of the house, within the current car park. A vehicle up and over door is located to the front elevation from the car park, with a further pedestrian door from the rear courtyard giving access from the house. The garage measures approximately 6.070 x 4.730m internally (28.71m<sup>2</sup> gross internal area) and is currently underutilised for bikes and garden equipment. The garage is constructed of block construction with pebbledash

render finish to match the house, and a concrete tile roof finish. The existing vehicle door is painted aluminium, and the pedestrian door is upvc.

- 4.04 The garage also has the benefit of electricity supply and lighting and is located alongside the house drainage and water supplies.
- 4.05 The property is in a quiet residential area and within walking distance of Neath town centre (0.9miles). A bus stop is also located on Dwr-Y-Felin Road, within 30m of Caewern Lodge, and provides a service between Neath and Pontardawe.
- 4.06 Plas Bryn Rhosyn Residential Care Home is located on the adjacent site to the north of the property, along with Caewern Respite Services, Specialised Respite Care, and Mental Health Rehabilitation Services.

## **5.00 DEVELOPMENT PROPOSAL**

- 5.01 Following an assessment of the care home current requirements it has been identified that further 'resettlement space' is required whereby residents can experience independent living and be assessed before being re-located to alternative accommodation.
- 5.02 The existing flat provides minimum requirements, and there is insufficient space available in the existing house to accommodate a larger flat without losing further communal rooms that is crucial to the residents' integration, social development and well-being. The garage is underutilised and currently part used for storage. The applicant's intention is to therefore convert the garage to a self-contained single person flat comprising a bedroom, kitchen/living area, and shower room incorporating a WC.
- 5.03 The existing garage footprint will remain unaltered with the intention to provide a conversion within the existing structure. Access will be retained on the east facing elevation from the house and there will be no direct access door to and from the flat from the car park. The current vehicle entrance door will be blocked and 2nr south facing windows will be incorporated to the new wall providing natural daylight to the living area and overlooking the car park and site entrance. 1nr new window opening is proposed in the existing walls on the west elevation (road facing) to provide natural light to the bedroom. The window will be at high level to maintain privacy in the bedroom and will not be seen or overlooked from the main road due to an existing boundary wall. No windows or other openings are proposed to the north elevation, adjacent to the rear lane.
- 5.04 Access to and from the flat will be via the patio area from the main house, whereby current CCTV cameras and windows from the staff offices are overlooking.
- 5.05 The flat will be used as resident assessment for independent living, and occupation by each resident will be short term. Long term occupation by the same resident is not proposed.
- 5.06 No alterations are proposed to the outside dimensions or finishes of the existing garage.

5.07 No alterations are proposed to the existing house.

## 6.00 PRE-APPLICATION ADVICE

6.01 Pre-application advice has not been requested or received for this application.

## 7.00 RELEVANT PLANNING HISTORY

7.01 The relevant planning history for this property is summarised below:

| Application Number | Description of Development                                                                                                                 | Date Validated | Decision |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|
| P2017/0683         | Certificate of lawful development (proposed) for Use Class C3 – up to six persons living together as a single household and receiving care | 14/07/2017     | Granted  |
| P1999/0343         | Extension to dwelling / conservatory / garage                                                                                              | 22/03/1999     | Granted  |
| P1997/0193         | Demolition of existing property, provision of 5No detached building plots                                                                  | 19/03/1997     | Granted  |

7.02 The property is currently completed and occupied in accordance with application P2017/0683.

## 8.00 PLANNING POLICY

8.01 A variety of planning considerations and policies have been taken into account in preparation of this application. The current policy framework, and supplementary guidance considered in this application are:

- Planning Policy Wales (Edition 10, December 2018)
- TAN 12 (March 2016)
- Neath Port Talbot Local Development Plan 2011 – 2026

### Planning Policy Wales (PPW) Edition 10, December 2018

8.02 Planning Policy Wales (PPW) is the principle document for the national planning policy that sets out the land use planning policies for Wales. It promotes sustainable development and improves the social, economic, environmental and cultural well-being of Wales. PPW is supplemented by a series of topic focused Technical Advice Notes (TANs).

- 8.03 The current edition of PPW recognises housing as a key priority however there are limited references to each distinct house type, such as residential care homes. The principles of housing are however well documented and it encourages the reusing of unused and/or underutilised space and buildings for development.
- 8.04 This application considers the conversion of an underutilised garage to a required resettlement space to provide short term accommodation where residents can be assessed on their ability to live independently. The conversion is an extension to the current occupancy and care facility provided in the main house and has negligible impact on the adjoining dwellings and local community. We therefore consider the application complies with the PPW's policy objectives and has no apparent conflicts with national planning policy.

#### **Technical Advice Note 12 (TAN 12) Design, March 2016**

- 8.05 TAN 12 identifies the key considerations concerning good design to promote sustainability, and considers the scale and character of the design, as well as amenity space and the impact on existing or surrounding buildings and the wider community.
- 8.06 The main building has previously undergone extensive renovation as a home for residential care and complies with all Building Regulation requirements and residential care standards and is registered by Care Inspectorate Wales. There are no alterations proposed to the existing house and there will be no visual impact on the building appearance, street scene, or surrounding areas.
- 8.07 **Scale / Character** - The design and layout of the proposed garage conversion does not incorporate any extension or increased heights, and will therefore have no impact to the local character of the site or wider area. The conversion will be constructed within the confines of the existing garage dimensions and will be renovated internally in lightweight timber structure that can be removed if the garage is to be re-instated as a store in the future. The occupant of the flat will also have access and use of the communal facilities in the main house.
- 8.08 Visible external alterations will be limited to the closing of the existing garage door and incorporation of 2 new windows overlooking the car park and site entrance. A new window opening will be constructed on the west side (road facing elevation) however it will not be visible from the roadside or residential dwellings opposite due to an existing high level brick boundary wall. The vehicle garage door will be blocked however finish materials are currently proposed in Cedral cementitious weatherboards to provide visual contrast to the existing pebbledash walls.
- 8.09 **Access** – All access to the proposed flat will be from the existing garden and patio area and will be overlooked from the staff office and rest rooms in the main house. There is no direct access proposed to the flat from the carpark and no direct access is available from the public highway or rear lane.
- 8.10 The existing garage is not used for the parking of motor vehicles and none of the current residents have vehicles. The current site parking measures are sufficient and will remain as existing.

- 8.11 There are no Public Rights of Way through the site that need to be maintained.
- 8.12 The property is within close proximity to local shops and public services, and the nearest bus stop is on Dwr-Y-Felin Road which provides transportation to Neath town centre and the wider community.
- 8.13 **Amenity Space** - Existing amenity space will be retained and there will be no reduction as a result of the proposed works. The site area is currently circa 0.24hectares.
- 8.14 **Community Safety** - The development has no impact on community safety.
- 8.15 **Environmental Sustainability** – No existing habitats or protected or priority species will be affected by the development.
- 8.16 Dwr-Y-Felin Road is not in a flood risk zone and there is no ‘additional’ development that would constitute an increase in surface water run-off. Foul drainage will be connected to existing drainage runs on site, and additional discharge is negligible when considering a one bedroom flat for single occupancy.
- 8.17 No alterations are proposed to existing waste management regimes. Internal and external waste storage areas are currently provided within the existing curtilage of the property and removed by Neath Port Talbot County Borough Council.
- 8.18 The proposed application is considered to have no design impact on the site or wider community and complies with the requirements of TAN 12.

#### **Neath Port Talbot Local Development Plan 2011 - 2026**

- 8.19 The Neath Port Talbot Local Development Plan 2011 - 2026 notes a variety of policies in general and specific terms but with no direct guidance for residential care homes. As a Change of Use application and conversion of the garage, the key planning policy is focused to the following policies:
- SP3: Sustainable Communities
  - H1: Housing
- 8.20 The subdivision of the existing house has already been granted and completed. The proposed conversion of the garage is sympathetic to the exterior of the building and has no visual impact on the site frontage and street scene. Alterations to the elevations will have little visibility from the main road and will have no visual impact on surrounding properties.
- 8.21 The proposal will not adversely affect the amenity and/or the character of the area. Existing site transport and parking provisions will not be affected or increased, and a bus stop is available within 30m of the site. Neath town centre is within walking distance and we therefore consider the application to comply with policy SP3.

- 8.22 The garage is currently an underutilised structure and its conversion is a necessary requirement to the operation of the existing care home facility. It provides short term housing provision for a person requiring care but also creates confidence and assessment opportunity for the individual to embark on independent living. It has no impact on neighbouring properties or their privacy and complies with all relevant requirements of policy H1.

## **9.00 CONCLUSION**

- 9.01 The proposal is to assist with preparing adults with complex needs for an independent life outside of the care network. Conversion of the garage will allow residents to commence the process of living independently while still remaining part of a residential care home where specialist care is available.
- 9.02 The proposed development is considered to be compliant with local and national level policy that supports Residential Care facilities falling within a C2 Use Class within an existing residential area. The proposed use will provide a key facility supported by the Local Council and Health Board to provide a high standard of care facilities in Neath.
- 9.03 In our opinion, the proposed development will not impact on any matters on site, nor have any adverse impact on the wider community, and should be considered for approval.

Signed by



**Aled Jenkins** BSc (Hons) MRICS  
for and on behalf of **BRUTON KNOWLES LLP**

## **APPENDIX ONE**

### **Photographs**



1. General view of the existing house (Front elevation)



2. General view of the front garden and amenity space (part only of site area)



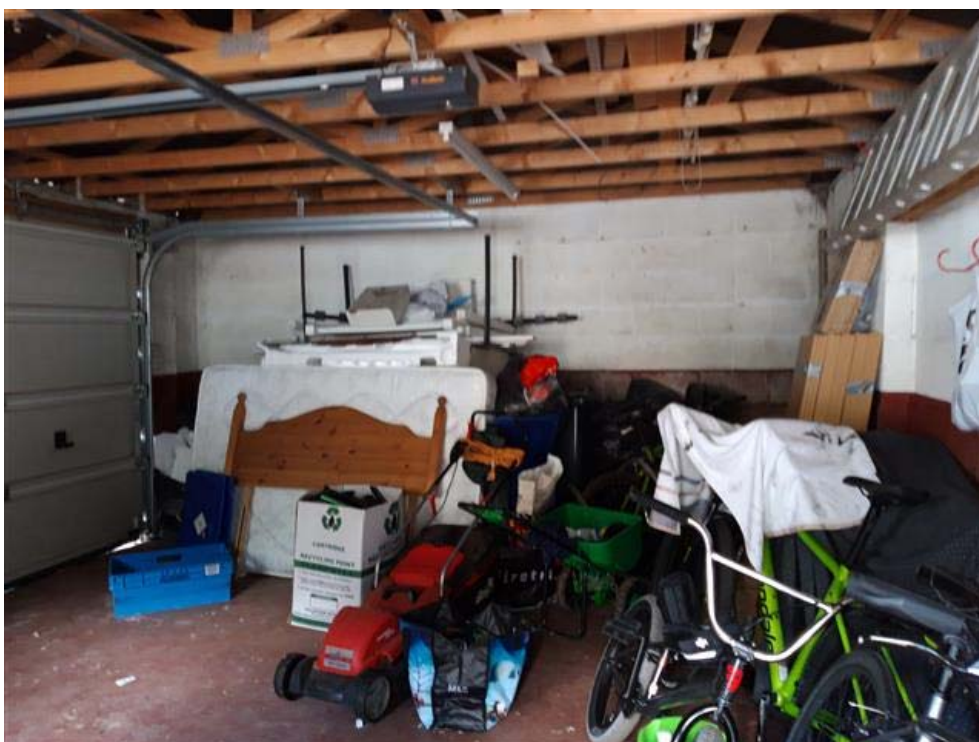
3. General view of garage and proposed flat entrance from rear house entrance



4. General view of house rear entrance from proposed flat entrance



5. General view of existing garage (south elevation)



6. General view inside existing garage



7. General view inside existing garage



8. General view of current parking space



9. General view of site entrance and boundary wall along Dwr-Y-Felin Road



10. General view site boundary along Dwr-Y-Felin Road, and limited view of garage



11. General view of rear private lane and limited view of garage from Dwr-Y-Felin Road



12. Limited view of garage from rear private lane



13. Plas Bryn Rhosyn on adjoining site and nearby bus stop



14. Evidence of bus stop within 30m from site