

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: TV.33.20

Date: 06.11.2020

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

Dear Sir,

**RE: Former Doctors Surgery, Ynys Fach Avenue, Resolven, Neath
Change of use from Doctors Surgery (Class D1) to Offices (Class B1)**

Please find attached an application for the above development.

The application is for the change of use of the building to provide office accommodation for Shield Security who currently operate from premises in Neath. There are no internal or external alterations proposed.

This development will provide accommodation for 5 members of staff during the day (09:00-18:00) and 1 member of staff through the night (18:00-09:00). The night staff will provide an alarm monitoring service. The building is not open to the general public.

The site was used as a Health Centre up to August 2019 and has been vacant since that date. When the surgery closed the premises was occupied by 7 Doctors, 4 nurses and 4 administration staff.

The development has a floor area of 73m² the Councils adopted standards *Parking Standards SPG (October 2016)* requires 1 space per 20m² which equates to 4 spaces.

PHONE

MOB PHONE

EMAIL

These will be provided within the 6 spaces currently available on site. In relation to staff and vehicle movement the proposal will have significantly less staff, visitors and therefore vehicle movements.

It is therefore submitted that the proposal will not have a detrimental effect on the character and appearance of the area, residential amenity and highway safety.

The submitted information is as follows.

1. Planning Application Form
2. Fee £460
3. FCA
4. Plans as follows

20.18/	Location Plan
20.18/0	Block Plan
20.18/1	Existing Floor Plan
20.18/2	Proposed Floor Plan

Yours faithfully,

Robert Bowen.