

Planning, Design & Access Statement

Planning Department

Neath Port Talbot County Borough Council
The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG

Name and Address of Applicant

Mr Bharat Sodha
Swan Y Mor Care Centre, Scarlet Avenue, Sandfields, Port Talbot, SA12 7PH.

Proposed Development

Erect a Visitors-Residents Safe Pod Sun-Lounge Conservatory to the S/W Elevation.

This statement has been prepared by Dunraven Ltd on behalf of Mr Bharat Sodha in support of a planning application for a Visitors Safe pod conservatory to the S/W elevation of an existing property (Care Home). The proposed development will allow the care home residents to meet up with their family and friends in a safe friendly environment, also this ensures visitors only ever enter the pod and have no need to enter the care home.

The residents are also able to enjoy the views of the associated wildlife within the garden and uninterrupted views of the changing seasons in a bright, comfortable and relaxing environment.

The proposed materials will match and complement the character of the existing property, and will ensure that the proposed development will not have any detrimental impact on the character and appearance of the dwelling, and the street scene or the surrounding area.

The proposed development will be constructed using face brick outside to match existing, the upvc window and door frames will be in white colour to match existing unit colours, with 24mm toughened clear toughened, low E safety glass argon filled to maximise the thermal quality. The roof glazing bars to be of white upvc clad aluminium reinforced, roof glazing will be 24mm ultra element blue tough glass panels,
Discharge rainwater to existing surface water drains.

The design incorporates an adequate number of windows and a glass roof to provide natural light within the building thereby minimising the requirement for electrical lighting and the new glazing will be thermally efficient and will meet or exceed current Building Regulation requirements.

The off road parking will not be affected and will remain as it is present.
The pedestrian and vehicle access will not be altered or affected.
There will be no trees removed and, no foul sewage drains required.
There will be no loss of privacy to adjoining properties.

The proposed development will be constructed to the S/W elevation over the existing residents lounge doors and will not affect access to and from the main dwelling, there is sufficient access around the visitors safe pod conservatory for pedestrians. There will be a std door to the L/H side and french doors to the front elevation for access to and from the proposed development the floor level will be level with existing floor level, we do feel there is adequate accessibility to and from the new development (**Emergency Entrances**), reasonable provision shall be made for people to gain access to and from the proposed Visitors - Residents Safe Pod Conservatory, Please note the visitors safe pod is very urgent.

Waste Materials will be recycled by Dunraven
Personal Contact Names:-

Ms Emily Murray : (01656 743572)

emily.murray@dunravenwindows.com

DUNRAVEN LTD