



Geraint John Planning

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Neath Port Talbot Planning Division
Brunel Way,
Briton Ferry,
Neath,
SA11 2GG

Email: planning@npt.gov.uk

Dear Sir / Madam

Full Planning Application

'Proposed Change of Use of Main Dwelling to Residential Care Home for Young People (C3 to C2) and Associated Works at Brynmorgan Villa'

We are instructed by our client, Springboard Education and Care, to apply for full planning permission at the Land at Brynmorgan Villa, Upper Cwmtwrch, SA9 2XG.

The following documents have been prepared in support of the Full Planning Application:

- Planning application forms;
- Site Location Plan;
- Existing Site Plan; and
- Proposed Site Plan.

The proposals are considered to accord with planning policies at both the national and local level. In particular, it is considered that there are a number of material considerations in support of the application, which include the following:

- The design of the proposed development would ensure the proposal would have an acceptable impact on the residential amenity of the occupiers;
- The change of use to a Care Home (Use Class C2) is considered to be acceptable in principle as the proposal complies with the requirements of policy SP2 of the LDP. Furthermore, bringing the currently underutilised site back into use fully accords with the sustainable development objectives of PPW and the LDP;
- The use of a site as a C2 care home does not conflict with the residential character of the area;
- The existing structure ensures high quality living space and shared facilities are provided for future occupiers;

- The site benefits from a highly sustainable location and there should be a general presumption in favour of making the best and most effective use of this previously developed site;
- The proposal benefits from an existing established access and the site provides sufficient capacity to accommodate the parking needs of staff and visitors; and
- The site does not have any constraints or restrictions regarding development.

I trust that you will find the application to be in order, but should you require any additional information, please do not hesitate to contact me.

Yours sincerely



Geraint John
Director
Geraint John Planning Ltd.

Encs as above