



PLANNING STATEMENT

PROJECT: PROPOSED CONVERSION OF EXISTING OFFICES TO DWELLING AT 127 LONDON ROAD, NEATH.

CLIENT: Mr. J. Healey and Mr. M. Marzano.

DATE: 14th October 2022

DESCRIPTION OF DEVELOPMENT

The proposal is to reutilise the existing property back into a 2 bed dwelling

At present the property has consent for a change of use from Hair Salon to office. The layout is over 2 floors with a ground floor rear kitchen and WC area.

The property was previously a dwelling, within a street of other residential properties, however over time a mix of consents and uses emerged as the main town of Neath grew, as such several offices, professional uses and outlets were sporadic along the residential streets, namely a Pharmacy close by, a hot food outlet next door and Funeral directors across the street. There is a plethora of other similar uses along London Road and nearby.

Since the approval for offices over 2 years ago, it became evident that Covid had an effect on Office space as workers had the opportunity to work from home. Office space was less a priority where affordable modest size dwellings became less available.

Therefore, a decision was reached to convert this property back to its original intended purpose.

The proposed dwelling will occupy the same footprint as existing and there will be no requirement to extend or create further floorspace, moreover, we shall be better using the inherent space for adequate ground floor space for Living area, Kitchen, WC, Dining and Utility area.

First floor will use the existing staircase for 2 bedrooms and Bathroom. Each bedroom will benefit from very usable and adequate space for the usual home requirements.

Externally, the property will not change as it already benefits from new render and double glazing. The roof has already been repaired and upgraded, so this application merely requests the change back to its original use.

Although the property does not have an extensive garden / amenity space, it nevertheless reverts back to the garden that was allocated originally, we have not reduced the area under the previous consent.

Parking is also an issue that has not been previously removed from original, and given that the existing property is very close to the main Town centre, where the requirement for parking is less onerous, then the proposed use is of no greater impact than what currently exists, in other words parking requirement for a 2 bedroom dwelling is less than the 2 floor office area that has already has consent.

Any future occupiers will avail themselves of the Public transport network that this Town Centre benefits from along with cycle use that negates the need for vehicle usage.

Neath Town centre and surrounding areas also has an excellent mix of park and recreational area, that would suit future occupiers.

This proposal is for modest 2-bedroom property for first time buyers or low income families, of which there is a chronic need for such housing. This change of use and proposal meets this requirement.