

Superseded

PLANNING STATEMENT

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE
HOME (CLASS C2) FOR UP TO 4 CHILDREN AT CRAIG Y RHEDYN, 9 UPLANDS
ROAD, PONTARDAWE, SWANSEA, SA8 4AH

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INTRODUCTION

This statement is submitted in support of an application for the change of use from a dwellinghouse (Class C3) to residential care home (class c2) for up to 4 children at Craig Y Rhedyn, 9 Uplands Road, Pontardawe, Swansea, SA8 4AH.

PROPOSED APPLICATION

The Applicant, Athena Care Group Ltd operates several homes throughout the South Wales area that provide specialist care for children. The proposed use would operate in a similar manner to the Applicant's other homes.

The site is located in the residential area of Uplands, Pontardawe and comprises a large detached property originally built as the doctor's house serving the steel and tinsplate works in Pontardawe.

The property currently has 7 bedrooms and 4 reception rooms and is set in large gardens to the front, side and rear.

This application seeks planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young people (plus care staff).

The existing property has the layout, facilities and services of, and has the character of, a "traditional" residential dwellinghouse. The proposed use would not change this, and the external appearance of the building would not be altered.

Day-to-day living facilities, including bathroom, kitchen, dining and sitting rooms would be shared. Each child would have their own bedroom.

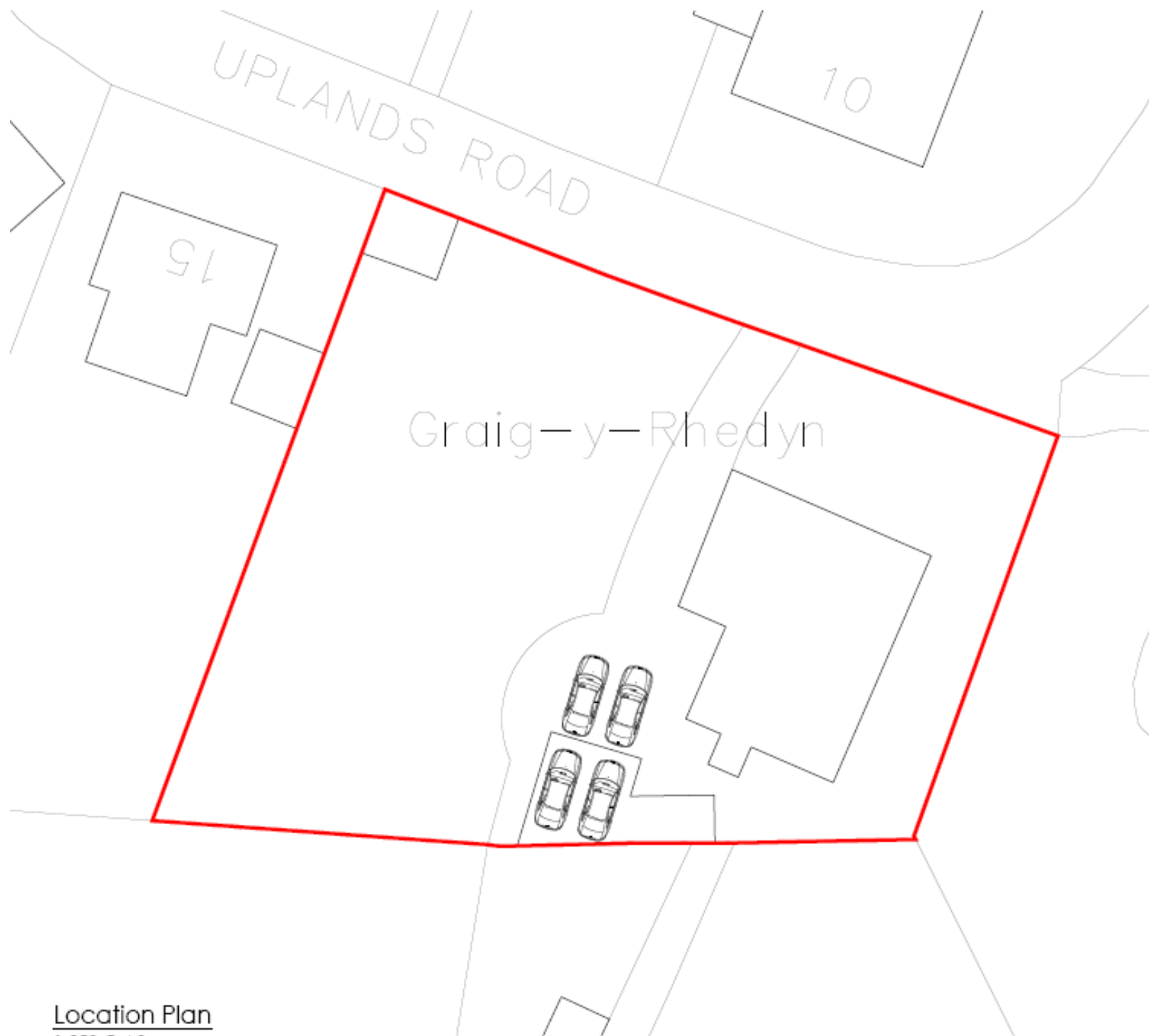
The preparation of meals would be principally undertaken by the carers; however, the children would be encouraged to assist. The carers and children would eat their meals together at the dining table and the children would socialise together.

Up to four children, aged between 8 and 18 years, would live at the property as their principal residence. Children who are in the guardianship of Athena Care Group have been taken into care for a variety of reasons, including fears for their physical wellbeing, learning disabilities or because of emotional or behavioural difficulties. They would usually be long-term residents and would be expected to live independent lives as adults. Typically, the reason for the children needing care is simply that they are not yet old enough to live independently or require additional support that cannot be provided within their current setting.

On weekdays the children would usually attend school off-site during normal school hours and terms.

The proposed staff levels are a transient nature due to shift work patterns. The maximum number of care staff (inclusive of manager) on site at any one time will be a maximum of 4no. persons. The care staff and manager would live elsewhere, and the dwelling would not be their permanent residence.

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Location Plan
1:250 @ A3

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Whilst staff will be encouraged to car share and will utilise sustainable forms of transport, as noted on the submitted plans, the site benefits from 5no. off-street parking spaces. It is therefore considered there will be no adverse impact on the highway safety of the area.

The existing 7 bed dwelling requires up-to a maximum of 3 off-street car parking spaces in accordance with the SPG Parking Standards 2016.

The proposed conversion to C2 use for use of supported living requires up-to a maximum of 1 space per residential staff, 1 space per 3 non-residential staff and 1 space per 4 bedrooms.

As there are 5 non-residential staff, and 4no. bedrooms, a total of 4 parking spaces is required. The site proposes 4no. parking spaces provided which is considered to adhere to the SPG.

CONCLUSION

The application seeks planning permission for the change of use from a dwellinghouse (Class C3) to residential care home (class c2) for up to 4 children at Craig Y Rhedyn, 9 Uplands Road, Pontardawe, Swansea, SA8 4AH.

The proposal would have no adverse impact on the character, residential amenities or highway safety in the area, and would adhere to local and national policy.

