

Supporting Statement

45 New Road, Skewen, Sa10 6EP

Change of use from Sweet Shop (Class A1) to domiciliary care office
(Class B1)

How the Business Operates:

We are a domiciliary care company who contract with NPT supporting clients within the area with daily tasks in their own homes allowing them to remain at home with some support. Our office will be manned Monday – Friday 9am – 5pm by 2 members of our team, our doors are an open-door policy to clients, staff and general public to be able to come in, have a chat, a cuppa, we will be welcoming people to events such as Macmillan coffee and cake mornings etc.

We will also be recruiting support workers in the area and bring job opportunities to the community.

Site History:

45 New Road operated as a sweetshop (use class A1) for 6 years. The unit became vacant in May 2023 due to the previous tenant retiring, but she was also finding the day to day challenges of retail becoming impossible - mainly down to economic factors such as:

1. Energy crisis
2. Fuel crisis
3. Cost of living/trading crisis
4. Increased supplier costs

Equally, a brand new sweet shop had opened 3 doors down from no. 45 (on the same side of the street).

There also several shops both sides such as One stop and premier who all sell sweets.

Advertisement:

The sweet shop was advertised as a commercial/retail unit for rent on Facebook and through a local commercial agent - Astley's.

Whilst both adverts were advertising retail/office space - all of the enquiries received were for office space, with exception to 2/3 fast food retailers – which was not considered a viable option due to the presence of residential units directly above 44 and 45 commercial units. There was little to no interest for retail during the advertised period of time - which was approx. 3 months

Biodiversity Enhancement:

In regards to the scheme of biodiversity enhancement, we do not have a back entrance to hang any boxes, as you can see from previous pictures sent our front entrance opens straight on to a public street, we are happy to hang something on the lamppost outside but would need permission from NPT as it is their property. There is nowhere to hang anything outside that belongs to us without effecting a public area.