



JA REWBRIDGE
DEVELOPMENT SERVICES

Architectural Design +
Quantity Surveying

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Planning Statement

Site: Penscynor House, Penscynor, Cilfrew, Neath, SA10 8LF

Proposal: Six bed class C2 care home (window alteration and internal alterations to existing care home in order to increase the number of bedrooms from 5 to 6 within the existing floor space of the existing care home building). The application property is already an existing 5 bed C2 care home, the proposals are purely the conversion of an existing training room into an additional bedroom to bring the number of bedrooms up to 6, no extension works are proposed or any change of use to any outbuildings. The proposed works are contained changing an existing patio door into a single window and creating a new internal doorway access to the additional bedroom. The training room will be re-positioned to the existing staff room within the building.

Character: The immediate surrounding buildings are of private domestic homes of various sizes. The application property was originally built around 1856 as a spacious two story property. It is proposed not to undertake any extension or structural alterations to the building and not to alter the existing landscaping. It is understood that there are tree preservation orders on three trees, these will be protected and they are away from the main property on the perimeter edge. The only proposed external alteration to the exterior of the building is reducing the size of an existing french door to a single window with materials to match the existing building.

Community Safety: The existing use of the building is a 5 bedroom residential home for young adults with learning disabilities within the confines of the property limits. The proposals are to increase this from 5 to 6 bedrooms. The site is already screened by a substantial fence and gated. It is suggested with the addition of 1 extra resident proposed to reside at the proposed home, there would be no impact on community safety. All current screening would be maintained, with minimal interaction with the surrounding home owners. The additional home resident would be escorted by qualified and competent staff team as the existing residents are now.



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Political, Social, Economic & Policy Context: The proposal will endeavor to continue with the specialized care provision currently being provided for those with learning disabilities to the Welsh and Local Health Commissioners, and create an additional 1 full time job. All supported with a strong educational need that will be sourced within Welsh Further and Higher Education institutions.

Visual Impact: The extent of the external alterations are limited to changing of French doors to a window so there will be no visual impact.

Access & Parking: There is currently 5 number of staff parking spaces provided on site, 2 number of visitor parking spaces & 2 number of disabled parking spaces. The proposals include increasing the number of total staff parking spaces to 6, increasing the visitor parking spaces to 3 and maintaining the 2 disabled parking spaces. The 2 additional parking spaces have been set out so they do not infringe on the existing parking layout.

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