

PLANNING STATEMENT

PROPOSAL: USE OF RESIDENTIAL
DWELLING FOR UP TO 6 PEOPLE AS A
SINGLE DWELLING RECEIVING CARE
(CLASS C3(B)).

ADDRESS: NO 1 HOWELLS TERRACE,
ALLTWEN, PONTARDAWE.

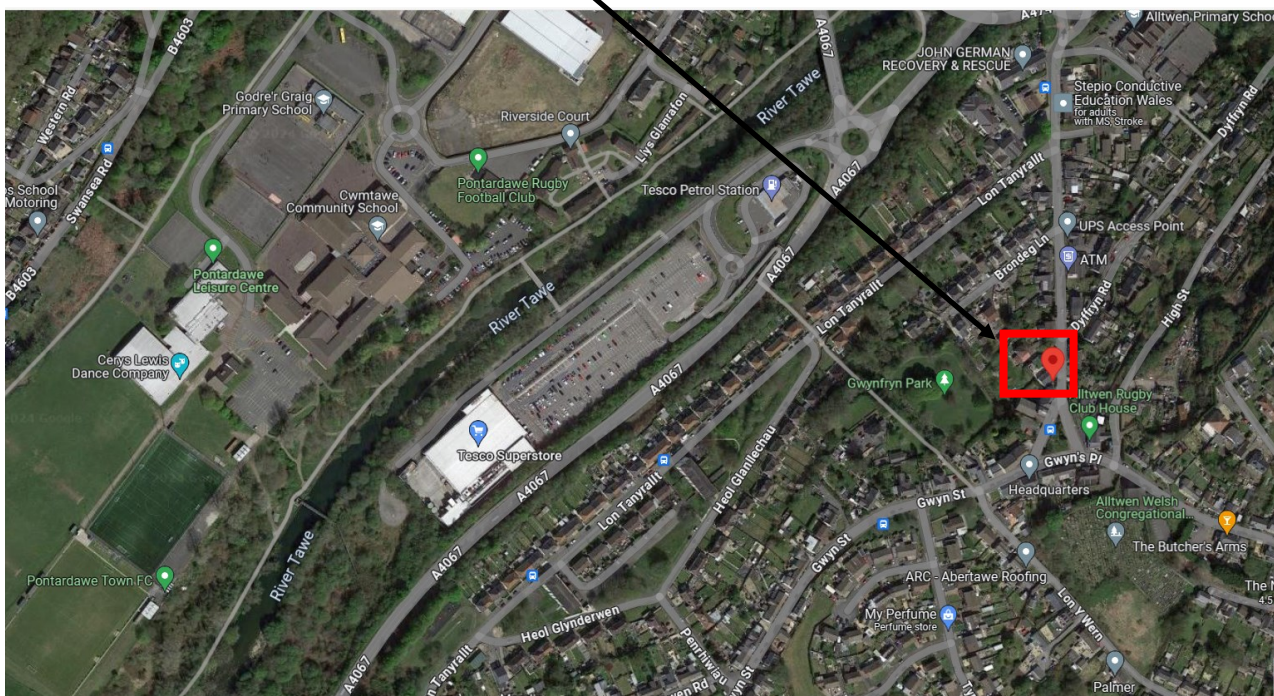
1.0 Proposal

- 1.1 A certificate of proposed lawful use is sought for the use of No 1 Howells Terrace, Alltwn for up to 6 people as a single dwelling receiving care (Class C3(b)). The property is a large detached 2 storey property which is located in a residential area.

2.0 Site Location

- 2.1 The site is situated within the village of Alltwn which is a popular suburban village in the Swansea Valley area of Neath and Port Talbot County. The application property is located on Howells Terrace and is in close proximity to Pontardawe town centre and other popular community facilities and shopping facilities:

Site Location



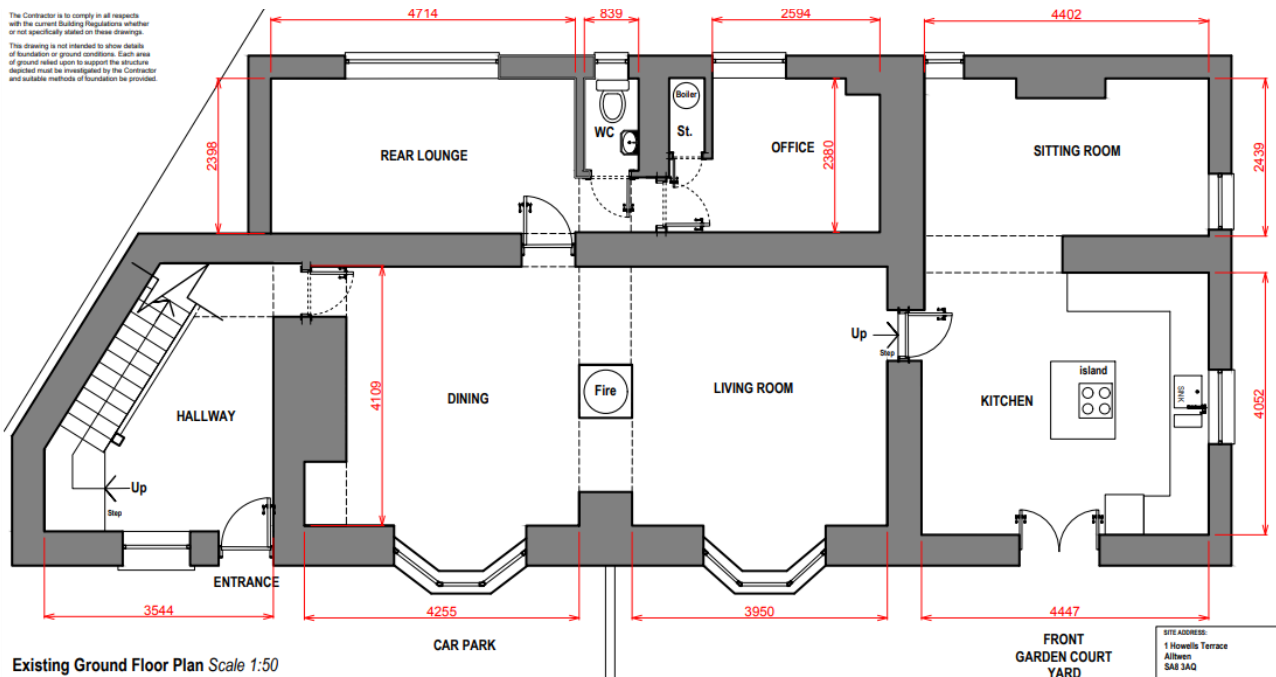
- 2.2 The existing property is a large traditional detached two storey dwelling which is located along Howells Terrace. The road is clearly residential in character and is in very close proximity to community facilities, shops and public open space. Consent is sought to change the use of the property to a children's home. The proposal will result in internal alterations only and will provide 5 bedrooms for children (with a maximum of 5 children in care at any given time), 1 bedroom for staff, a staff office and shared communal spaces. Whilst staff will be permanently on site, this will not be their permanent residence.
- 2.3 The approval of this application will provide good quality accommodation for children in care. All rooms will be finished to a high standard and as discussed, no external alterations are proposed to the property.

3.0 Existing and Proposed Floor Plans

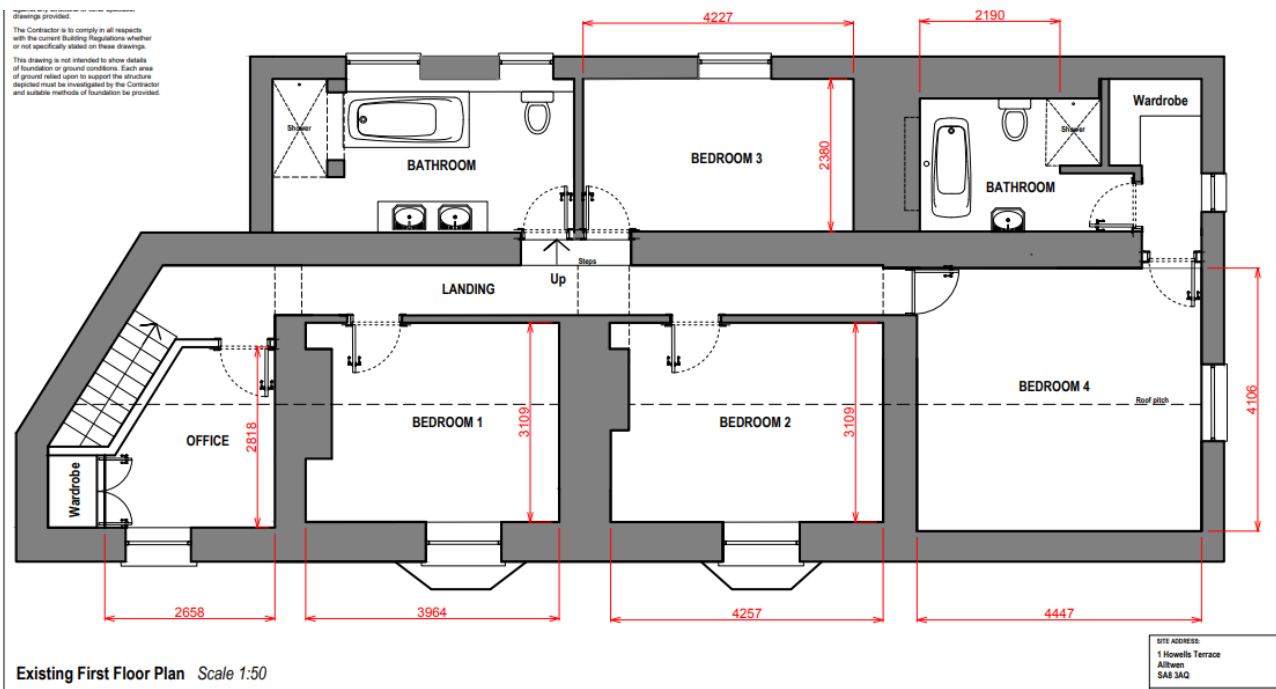
3.1 As discussed, the proposal will result in no internal or external alterations:

Existing Floor Plans

3.2 The ground floor currently accommodates 3 living rooms, office, dining room and kitchen:

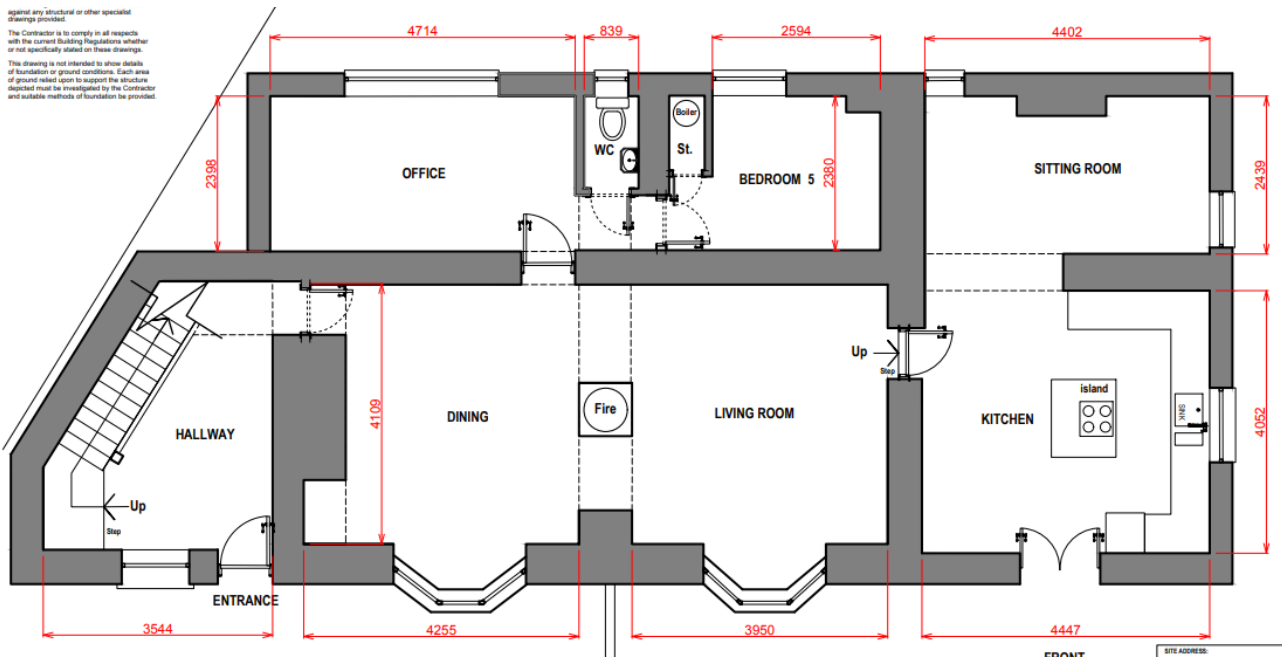


3.3 The 1st floor has four bedrooms (one with en-suite), office and a bathroom:

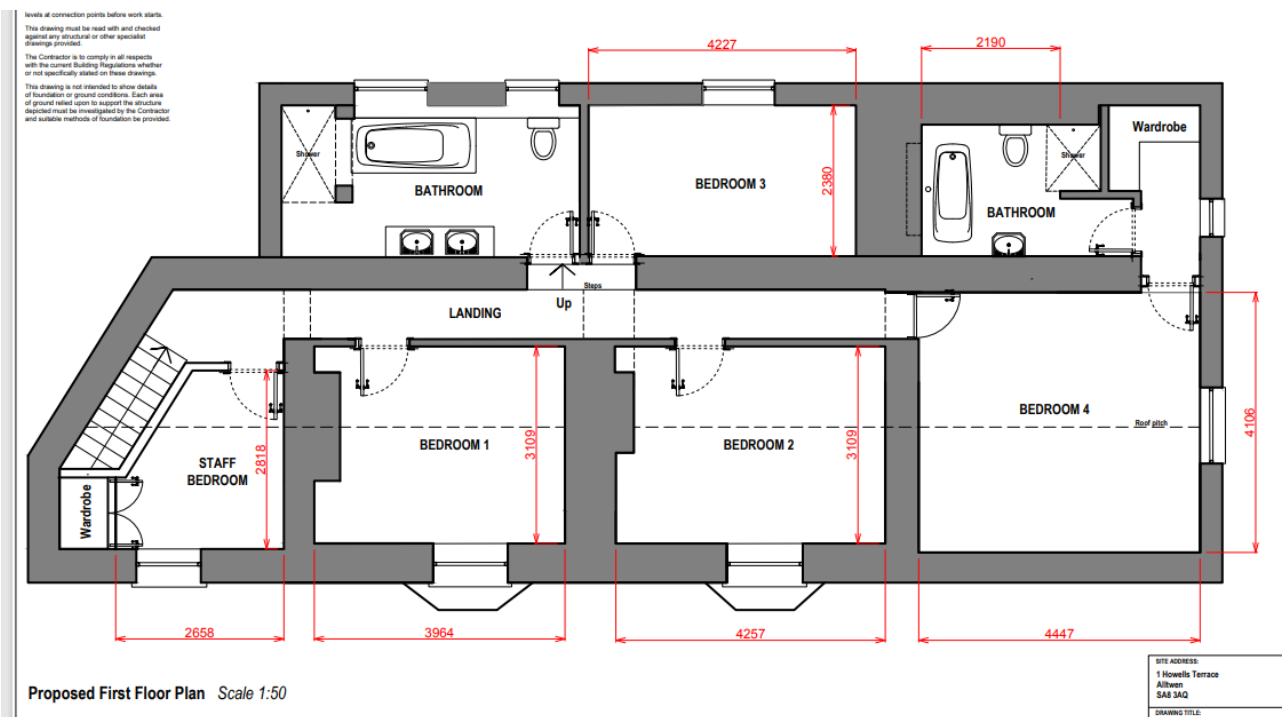


Proposed Plans

3.5 The proposed ground floor will provide an office, bedroom, kitchen, living room, dining room and sitting room at ground floor level:



3.6 The 1st floor will provide four children's bedrooms, staff bedroom and bathroom:



4.0 Legal Context

- 4.1 As discussed above, the proposal seeks a certificate of lawful use to use the property for up to six people living together as a single household and receiving care.
- 4.2 The Use Class Order defines C3 Dwellinghouses, used as sole or main residences – Dwellinghouses used as a sole or main residence and occupied for more than 183 days in a calendar year. This class is formed of 3 parts:
- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b) up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household to allow for those groupings that do not fall within the C4 HMO definition to be provided for, e.g. a small religious community may fall into this category as could a homeowner who is living with a lodger.
- 4.3 The proposed children's care home will be occupied by up to 6 residents at any one time who will use the property and live together as a single household which would fall within Class C3(b) and therefore would not require planning permission under the Town and Country Planning General Permitted Development Order 1995