

Supporting Statement

Date

27/03/2024

Project

6 James Street

This statement is submitted in support of the planning application for renovation and flat conversion of 6 James St, Pontardawe, Swansea SA8 4LR, UK.

The property is a 2-storey detached building in the corner plot with a private courtyard. The property is currently vacant. The new proposal will seek a conversion of the vacant pub to 3no. commercial units and 5no. flats at the first floor.

Community Facility Assessment

Policy SC2 Protection of Existing Community Facilities it states that:

“unless it can be demonstrated that the facility is no longer viable or needed by the community and that there is no potential that the building can be used for an alternative or shared community use.

The type of evidence required will vary depending on the type of facility under consideration, but may include details of why the building is no longer in use, what alternative provision there is locally, what other community options have been considered for the building and evidence to show that reasonable efforts have been made to market the facility for sale or lease for its existing use.”



The existing use of the ground floor bar is not viable. The property is vacant for a longer period. The proposed commercial units conversion would provide an improvement for the neighbourhood since frequent complaints from residents affected by noise from the pub were received by local authorities.

Several pubs and bars are present in town. The closest place is the neighbour building – Ponty Cafe.

Proposed Changes:

Conversion into Commercial Units: The current pub space will be reconfigured to accommodate three separate commercial units. These units will offer diverse services and contribute to the economic vitality of the area.

Enhanced Community Spaces: The inner courtyard, previously accessible solely to patrons of the pub, will undergo renovation to become a shared community space. During operating hours, it will be open to all residents and visitors, offering green space and recreational facilities. Notably, a playground will be installed to further enrich the area's amenities.

Community Benefit: The transformation of the pub into commercial units aims to maintain an active and vibrant streetscape while catering to the evolving needs of the community. By enhancing the inner courtyard, we seek to create a welcoming environment for social interaction and leisure activities.

Accessibility and Inclusivity: Opening the courtyard to the public ensures equitable access to recreational facilities previously limited to pub-goers. This initiative promotes inclusivity and fosters a sense of community among residents of all ages.

Impact Assessment:

Social: The proposed changes are expected to positively impact social cohesion by providing additional communal spaces for residents to gather and engage in leisure activities.

Economic: The conversion of the pub into commercial units will contribute to local economic development by diversifying available services and attracting foot traffic to the area.

Conclusion:

In conclusion, the proposed transformation of the local pub into commercial units, coupled with the enhancement of community spaces, aligns with the objectives of sustainable development and community welfare. We believe these changes will enrich the local built environment and improve the quality of life for residents.

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