

PLANNING STATEMENT

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME FOR UP TO 4 CHILDREN

23 EFAIL FACH, PONTRHYDYFEN

1. INTRODUCTION

- 1.1 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 23 Efail Fach, Pontrhydyfen.

PROPOSED APPLICATION

- 1.2 The Applicant, Athena Care Group Ltd is an established, family-owned company that 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.
- 1.3 The company's homes are committed to transforming the lives of young people who have experienced trauma through their comprehensive, theory-informed, and legislatively compliant model of care. Therapeutic residential care aims to provide a safe and stable environment that promotes healing, growth, and development, using evidence-based therapeutic approaches, such as cognitive-behavioural therapy, and trauma-focused therapy.
- 1.4 All their homes are governed by a range of National and European legislations, including but not limited to the Children Act 2004, the Regulation and Inspection of Social Care (Wales) Act 2016, the Social Services and Well-being (Wales) Act 2014, the Human Rights Act 1998, and the United Nations Convention on the Rights of the Child. The company operates within



these legislations and work closely with the Care Inspectorate Wales to ensure compliance with the regulatory requirements.

- 1.5 The application property is located within the hamlet of Efail Fach and is an extended 6 bedroom detached property with accommodation set over ground, first and second floors. Externally, the property has a secure rear garden, a large gravel driveway enclosed by wrought iron gates and has a large detached garage / storage area.



- 1.6 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).
- 1.7 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.

- 1.8 Day-to-day living facilities, including bathroom, kitchen, dining and sitting rooms would be shared. Each child would have their own bedroom. 2 further bedrooms would be available for night time staff.
- 1.9 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.
- 1.10 Up to four children, aged between 0 and under 19 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 and emotional wellbeing and learning disabilities. 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 it is not safe for them to be at home, that they are not yet old enough to live independently or require additional support that cannot be provided elsewhere.
- 1.11 On weekdays the children would usually attend school off-site during normal school hours and terms.
- 1.12 The proposed staff levels are of a transient nature due to lengthy, daily shift work patterns to provide stability, continuity and consistency of care to the children. Each home is run by a qualified Home Manager with support across shifts from a Deputy Manager, senior care workers and support workers. The maximum number of care staff (inclusive of manager) on

site at any one time will be 6no. persons. The care staff and manager would live elsewhere, and the dwelling would not be their permanent residence.

- 1.13 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 6 no. off-street parking spaces. It is therefore considered there will be no adverse impact on the highway safety of the area.
- 1.14 The existing 6 bed dwelling requires up-to a maximum of 3 off-street car parking spaces in accordance with the SPG Parking Standards.
- 1.15 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.
- 1.16 As there are 6 non-residential staff, and 4 no. bedrooms, a total of 4 parking spaces is required. The site proposes 6 no. parking spaces provided which is considered to adhere to the SPG.

CONCLUSION

- 1.17 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 23 Efail Fach, Pontrhydyfen..
- 1.18 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.