



PLANNING STATEMENT

11 TALBOT ROAD, SKEWEN, NEATH

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO 4 CHILDREN



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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 11 Talbot Road, Skewen, Neath.

PROPOSED APPLICATION

- 1.2 The Applicant, Aropa Care Group Ltd is registered with the Care Inspectorate Wales (CIW) and 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 and in accord with CIW's guidelines and regulations.



- 1.3 The site is located on the junction of Talbot Road and Parc Wern in a predominantly residential area to the south east of the Skewen Memorial Park, which extends to approximately 32 acres. The property is a detached 2 storey dwelling fronting Parc Wern with a large rear garden and on site parking directly from the highway.
- 1.4 To the south east of the site, approximately 400 – 500 m away, is Tennant Canal (SINC) and the River Neath.



- 1.5 The spacious detached property currently has 5 bedrooms and 3 reception rooms. The loft space is used for storage. Externally, the property has well established boundaries, a large flat garden and on-site parking.



- 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). No internal or external alterations are proposed to the dwelling, save for the refurbishment of the existing fabric.



- 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.
- 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 8 and 17 years, would live at the property as their principal residence. Children who are in the guardianship of Aropa Care Group often have social, emotional or behavioural difficulties (SEBD) and have been taken into care for a variety of



reasons, including fears for their physical wellbeing, learning disabilities or because of emotional or behavioural difficulties. They would usually be long-term residents and would be expected to go on to live their lives as independent adults. Typically, the reason for the children needing care is simply that they are not yet old enough to live independently or require additional support that cannot be provided within their current setting.

- 1.11 The property is not a secure unit and the Applicants do not accommodate high risk young people.
- 1.12 On weekdays the children would usually attend school off-site during normal school hours and terms dependent on age and requirements. As their education provision is not always the same as non looked after children, the intention is to have all Young People follow a normal curriculum as far as possible. Carers would remain at the property when children are at school.
- 1.13 The proposed staff levels are of a variable nature due to shift work patterns, with change overs occurring between 7 am and 9 am and again between 4 pm and 6 pm. Care is not provided on a one to one basis. 10 staff would be employed, with the maximum number of care staff (inclusive of manager) on site at any one time will be a maximum of 6 no. persons. The care staff and manager would live elsewhere, and the dwelling would not be their permanent residence. 2 overnight staff would sleep at the premises, but there would be no resident staff.
- 1.14 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 4 off-street parking spaces, allowing sufficient space for visiting CIW / Local Authority / Social Workers / family, etc as and when required. There are no on street parking restrictions in the immediate vicinity of the property. It is therefore considered there will be no adverse impact on the highway safety of the area.
- 1.15 The existing 5 bed dwelling requires up-to a maximum of 3 off-street car parking spaces in accordance with the SPG Parking Standards.
- 1.16 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.
- 1.17 As there are 4 non-residential staff, and 4no. bedrooms, a total of 3 parking spaces is required. The site can provide 4 parking spaces which is considered to adhere to the SPG.

1.18 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 11 Talbot Road, Skewen, Neath.

1.19 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