

Supporting Statement

The Applicant operates homes throughout Wales that provide specialist care for children. The proposed use would operate in a similar manner to the Applicant's other homes.

The site, is in the residential area of Seven Sisters. The site comprises a traditional Bungalow containing 3 bedrooms, with a large garden amenity terraced space. There is ample on street parking available for the property as well as designated off-street parking for the property.

This application seeks full planning permission for the use of Bryn Bedd as a children's care home for up to 2 young people (plus care staff). This would not normally require planning permission, but there is a pre-occupation attached to the existing C3 consent for the submission of drainage scheme. Following discussion with the Planning Departments Team Leader it was agreed, the most efficient way of dealing with the planning submission would be by way of COU full application submission.

The existing property has the layout, facilities, and services of, and has the character of, a "traditional" residential dwelling house. The proposed use would not change this, and the external appearance of the building would not be altered.

Day-to-day living facilities, including bathroom, separate toilet, kitchen, dining and sitting rooms would be shared. Each child would have their own bedroom. 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 have the opportunity to socialise together.

Up to two children, aged between 12 and 18 years, would live at the property as their principal residence. Children who are in this type of guardianship 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 live independent lives as 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.

During both the day and night 2 care staff would normally be present at all times. Bryn Bedd would not be their permanent residence. They would live elsewhere but work at Bryn Bedd, on a 48-hour (2 days on 4 days off) shift basis to cover the full 24 / 7 presence required. A manager would also be present at varying times. On weekdays, the children would usually attend school off-site during normal school hours and terms. Staffing ratios and schooling arrangements may change over time to respond to the needs of individual children.

The property has sufficient on and off road parking and outdoor amenity space. This would be used in the same way as if the property were occupied by a single household.

The use of the dwelling would therefore be very similar in character to a "traditional" dwelling of this size, with similar activities taking place and similar numbers of vehicle trips to and from the site, as well as similar car parking needs.