

Planning Application for Proposed Care Home for Four Residents

Development Proposal and Supporting Statement

Introduction

This supporting statement accompanies the planning application for the conversion of an existing property into a care home intended for up to four residents. The submission provides a detailed outline of the proposed development, its objectives, and demonstrates how it aligns with both relevant planning policies and the needs of the local community.

1. Site Address and Description

The proposed care home is to be located at 10 School Road, Troedyrhiw, within the jurisdiction of Merthyr Tydfil. The property is currently classified as C1, functioning as a bunk house providing temporary bed and breakfast accommodation for up to 17 individuals.

2. Nature of the Proposal

The application seeks planning permission for a change of use from its current C1 classification. The new facility will offer 24-hour support and care to vulnerable adults, enabling them to live independently with tailored one-to-one support.

3. Design and Layout

No alterations are proposed to the existing layout of the property. The internal arrangement will remain unchanged to maintain the building's current structure.

4. Staffing and Management

The care home will be staffed by qualified and experienced carers. Staff-to-resident ratios will meet or surpass prevailing regulatory requirements, ensuring high standards of care. Management will oversee the operation of the facility, implementing robust policies and procedures focused on safeguarding, privacy, and maintaining the dignity of all residents. It is emphasised that the residents, while vulnerable adults, do not present a danger to themselves or others.

5. Parking and Access

The site provides 5 dedicated parking spaces for both staff and visitors off the public highway. The property is conveniently accessible via public transport and is situated within a residential neighbourhood, encouraging integration with the local community.

6. Impact on the Local Area

The care home is designed to minimise its impact on the surrounding area. With a maximum of four residents, the facility will not generate significant additional traffic or noise, thereby

preserving the character of the neighbourhood. The proposal supports the local demand for care services and is consistent with community objectives for social care provision.

7. Policy Compliance

This development proposal is fully compliant with relevant national and local planning policies concerning specialist housing, social care, and community integration. It supports initiatives to promote independent living and provides necessary support for vulnerable adults within the local community.

8. Conclusion

Approval is sought for the conversion of 10 School Road into a care home accommodating up to four residents. The facility will deliver high-quality, person-centred care in a safe, supportive, and inclusive environment. The proposal complements the existing character of the area and addresses an identified need for such provision within the community.

For further information or clarification, please contact:

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October 20th 2025 – in response to HIGHWAYS questions .

I confirm that at any one time there will be a max of 4 staff on shift , 2 Staff will have their own vehicles.

There is no increased presence of district or community nursing than any other residential dwelling.

The property is currently housing a 17 BED Bunk house providing accommodation for Bikers using bike park Wales, therefore this proposed change will have a significant reduction in traffic and impact to local community.