

Planning Statement

Site Address: Ger y Nant, Edwardsville, Treharris

Proposal: Ancillary annex accommodation in association with the existing residential care home

1. Introduction

This Planning Statement has been prepared in support of the proposal for the creation of an annex at Ger y Nant, Edwardsville, Treharris. The purpose of the annex is to provide additional accommodation that is *ancillary* to the main dwelling, which is currently registered and operated as a residential care home for adults with autism, learning disabilities, and associated complex needs.

2. Background

Ger y Nant is a spacious four-bedroom dormer bungalow situated within a quiet and pleasant residential area. The property operates as a registered residential care home, providing support for four adults aged between 33 and 58. Each individual receives tailored care designed to promote independence, personal growth, and wellbeing.

The home is managed by a dedicated team of trained staff who provide structured, person-centred support throughout the day and night. Daily operations include personal care routines, life skills development, community engagement, shared meals, and evening relaxation.

Staffing levels include:

- **Daytime:** 5 support staff (8:00 – 20:00), 1 support staff (8:00 – 16:00), and 1 support staff (10:00 – 16:00)
- **Nighttime:** 1 waking night staff and 1 sleep-in staff

3. Description and Purpose of the Annex

The proposed annex will be ancillary to the existing main dwelling and will not operate as a separate or self-contained unit. It will form an integral part of the existing care home operation, supporting the needs of residents or staff by providing sleeping accommodation and a quiet retreat for individuals developing independent living skills under supervision.

The annex will share all essential facilities with the main house, including:

- **Cooking and dining facilities** – all main meals will continue to be prepared and shared in the main kitchen and dining area.
- **Laundry and cleaning facilities** – washing, cleaning, and maintenance will be carried out collectively by the care home staff team.
- **Outdoor amenity space and access** – both buildings will share the same garden and driveway.

There will be no separate curtilage, access, or utility connections, ensuring the annex remains clearly subordinate and functionally linked to the main residence.

4. Use and Relationship to Main Dwelling

The annex will serve the existing care provision by:

- Providing flexible accommodation for residents requiring quieter or more independent living arrangements within the supervised environment of the care home.
- Supporting staff training or overnight rest space when required.
- Enabling the home to deliver tailored support without exceeding its current registered capacity or altering the established residential character of the site.

As such, the annex will remain functionally and physically connected to the main dwelling and will not create a separate planning unit.

5. Conclusion

In summary, the proposed annex is ancillary to the main dwelling at Ger y Nant and will directly support the ongoing residential care operations. It will share all key facilities and services with the main house and will not be used as an independent dwelling.

The proposal aligns with the existing residential use of the site, enhances the quality of care provision, and maintains the overall character and appearance of the surrounding area.