

## PLANNING STATEMENT

CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME FOR UP TO 5  
ADULTS

1A STOCKWELL ROAD, PEMBROKE DOCK

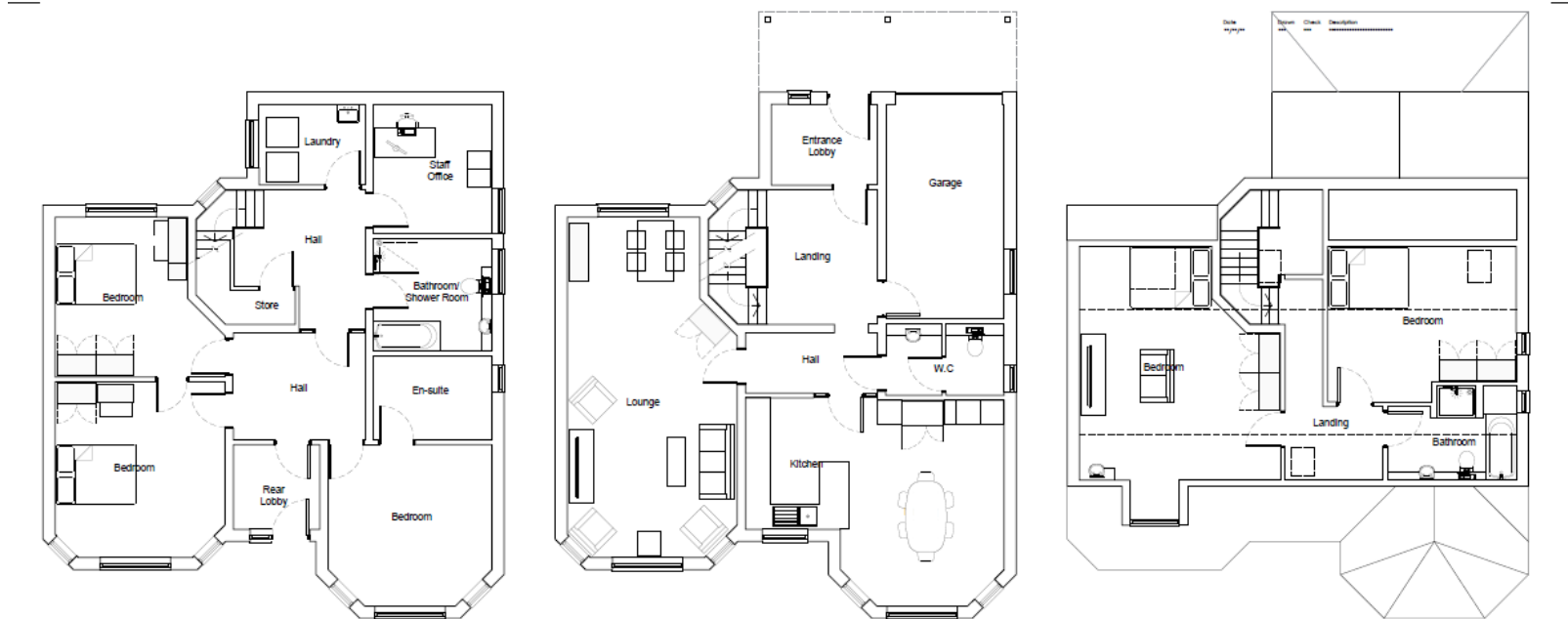
## 1. INTRODUCTION

- 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 5 adults at 1A Stockwell Road, Pembroke Dock.

### PROPOSED APPLICATION

- 1.2 The Applicant, Orbis Ltd is a sector-leading provider of specialist services for children and adults with complex needs associated with autism.
- 1.3 Their integrated model of learning and living, combined with a holistic therapeutic approach, ensures that they can offer unique homes for life with continuous community-based learning for adults.
- 1.4 The Applicant's primary aim is to provide a safe environment that encourages individuality, self-confidence, self-esteem and lifelong learning.
- 1.5 It is a person-centred approach, encouraging adults to learn and develop skills that will enable them to play an active role in their community, supporting them to make their own informed decisions. The Applicant's work closely with families and carers to support individuals to develop and maintain relationships.
- 1.6 Residents are encouraged to participate in positive risk taking, helping them to develop roles, responsibilities and confidence within their daily lives and, at all times, are supported to become independent via a focus on lifelong learning.

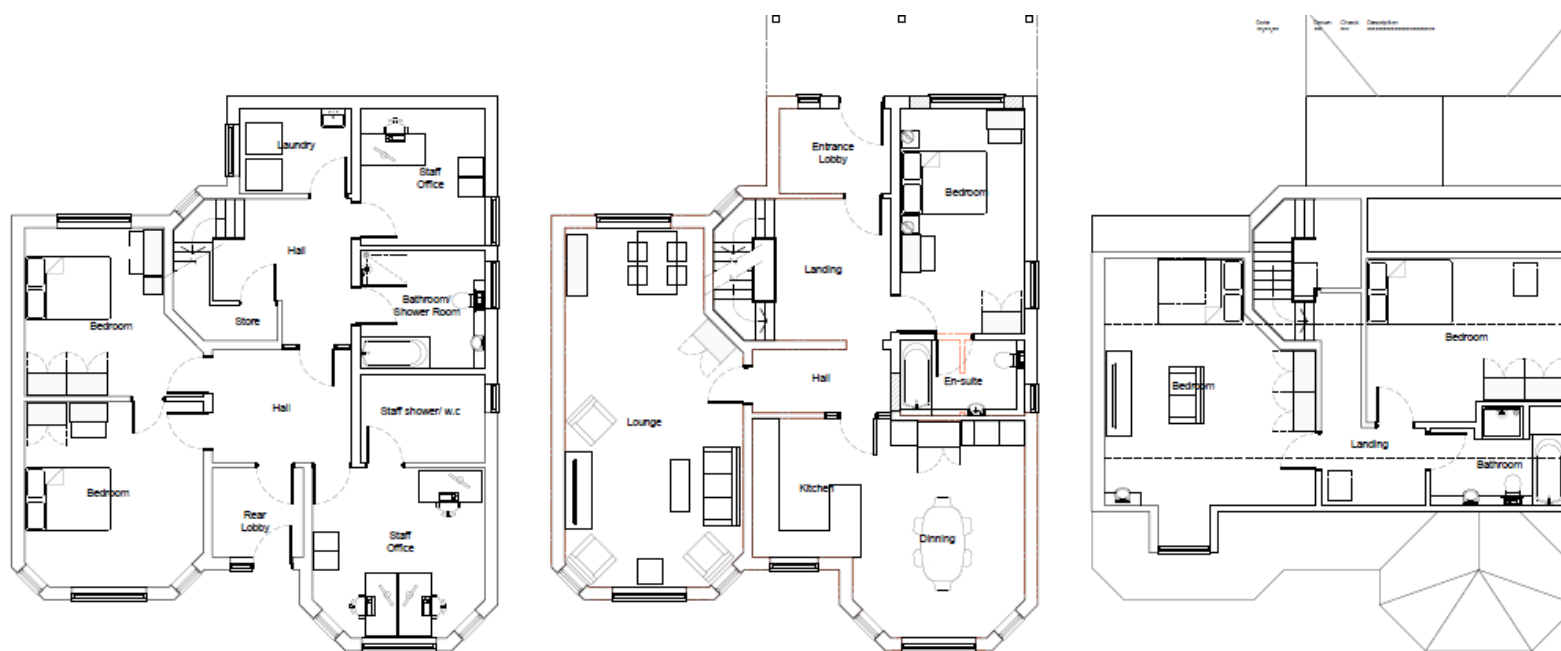
- 1.7 The Applicants want to improve and maintain the quality of life for adults by nurturing and promoting independence. This is underpinned by Positive Behaviour Support - focusing on setting realistic goals and understanding behaviour in order to provide residents with proactive coping strategies to overcome their difficulties. This non-sanction-based model of care celebrates and reinforces good and positive behaviour, leading residents to associate their home life with being happy.
- 1.8 The application property is located at 1A Stockwell Road, Pembroke Dock. The property is set back from the highway and has a large parking area to the front of the dwelling.
- 1.9 It is a modern detached dwellinghouse, with accommodation set over 3 floors inclusive of the roofspace. The existing accommodation comprises an internal garage, lounge, kitchen dining room and WC on the ground floor.
- 1.10 First floor accommodation comprises 2 bedrooms and a family bathroom, whilst the lower ground floor includes 3 bedrooms (1 en-suite), family bathroom, laundry room and staff office.



*Existing floor plans*

- 1.11 This application seeks planning permission for the regularisation of the change of use of the residential dwelling to a care home for up to 5 adults (plus care staff), conversion of the existing garage to accommodation and other minor internal alterations.
- 1.12 The existing dwelling has been in use as a care home and registered with Care Inspectorate Wales for over 15 years, despite not formally having planning permission.
- 1.13 It is key to note that given the use (C2) has been in operation for a continuous period in excess of 10 years, in accordance with Section 171B (3) of the Planning and Compensation Act 1991, the current use is immune from any enforcement action.

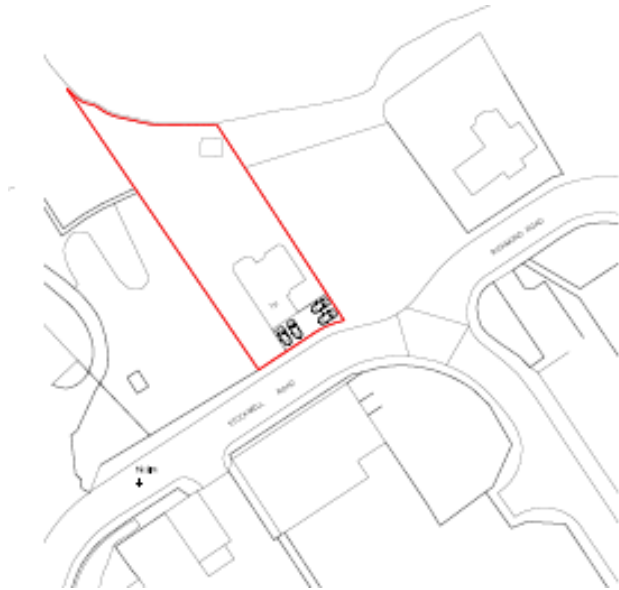
- 1.14 The existing property has the layout, facilities and services of, and has the character of, a “traditional” residential dwellinghouse. The proposed use would not change this, and the external appearance of the building would not be altered, save for the replacement of the existing garage door with a window and blockwork (to match existing) to serve a replacement en-suite bedroom on the ground floor.



*Proposed floor plans*

- 1.15 Day-to-day living facilities, including bathroom, kitchen, dining and sitting rooms would remain shared.

- 1.16 The preparation of meals would remain principally undertaken by the carers; however, the resident adults would be encouraged to assist. Everyone would eat their meals together at the dining table and the residents would socialise together.
- 1.17 Up to 5 adults would remain at the property as their principal residence. Adults who are in the guardianship of Orbis 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 supported to live independent lives as adults. Typically, the reason for them needing care is simply that they are not able to live independently or require additional support that cannot be provided within their current setting.
- 1.18 The proposed staff levels are a transient nature due to shift work patterns. Each home is run by a qualified Home Manager with support across shifts from a Deputy Manager, senior care workers and social care / key workers. The maximum number of care staff (exclusive of manager) on site at any one time will be a maximum of 6 no. persons daytime and 2 no. waking nighttime staff. Shift patterns would be day staff 8am to 10pm, night staff 10pm to 8am, with 1:1 staffing in day plus manager and 2 staff at night. The care staff and manager would live elsewhere, and the dwelling would not be their permanent residence.
- 1.19 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 no. off-street parking spaces. Given the existing use (c2), it is not considered there will be no adverse impact on the highway safety of the area.



## CONCLUSION

- 1.20 This application seeks planning permission for the regularisation of the change of use of the residential dwelling to a care home for up to 5 adults (plus care staff), conversion of the existing garage to accommodation and other minor internal alterations at 1A Stockwell Road, Pembroke Dock.
- 1.21 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.