



Planning, Design and Access Statement

Full Planning Application for change of use of a dwellinghouse
(Use Class C3) to GP surgery (Use Class E.e), single storey
rear extension and associated work

At 1 Parkside Avenue, Romford, RM1 4NA

February 2026



KA56530

Applicant Details

North Street Medical Care

Issued by

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For and on behalf of Berrys

Project

for change of use of a dwellinghouse (Class C3) to GP surgery (Class E.e), single storey rear extension and associated work at 1 Parkside Avenue, Romford, RM1 4NA

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1. Introduction

- 1.1 This Planning Statement accompanies a full planning application seeking change of use of a dwellinghouse (Class C3) to GP surgery (Class E.e), single storey rear extension and associated work at 1 Parkside Avenue, Romford, RM1 4NA.
- 1.2 The Planning Statement incorporates a proportionate Transport Statement.
- 1.3 This application is prepared on behalf of North Street Medical Care, which operates from the wider site at 274 North Street, with the proposal a response to increased demand for GP services as an extension to the existing Medical Centre for the benefit of the local community and their health.
- 1.4 The application follows and is in response to a July 2025 refusal under PO623.25.
- 1.5 This application is accompanied by:
 - Planning, Design and Access Statement
 - Site Location Plan- KA56537-BRY-OO-PL-A-0000-C
 - Existing Site Plan- KA56537-BRY-OO-PL-A-0001-C
 - Proposed Site Plan- KA56537-BRY-OO-PL-A-0002-C
 - Existing Floor Plans- KA56537-BRY-OO-PL-A-0100
 - Proposed Floor Plans- KA56537-BRY-OO-PL-A-0101-C
 - Existing Elevations – KA56537-BRY-XX-EL-A-0200
 - Proposed Elevations- KA56537-BRY-XX-NA-A-0201-C
 - Biodiversity Net Gain Exemption Statement
 - Neyzen Parking Lease Agreement
 - Photograph Sheet
 - Parkside Residents Meeting Minutes
 - CiL Forms
 - Application form

2. Site Description and Surroundings

- 2.1 The application site comprises a semi-detached house at 1 Parkside Avenue, Romford, RM1 4NA.



- 2.2 Located to the northwest of the application site, lies the existing North Street Medical Care which is accessed directly off North Street and provides around 18 parking spaces.
- 2.3 The existing GP surgery provides the largest medical practice in Havering. This application will facilitate an extension to the existing practice to continue to supply medical services to the Havering London Borough.
- 2.4 The proposed application site is 1.5 to the north of Romford Town centre. The site is accessible from the A12 and A125 making it easily accessible via public transport, non-motorised methods and from the surrounding residential area.
- 2.5 The site is located within a mixed-use area comprising a range of residential, commercial, educational, and retail facilities.

Planning History

- 2.6 Planning application PO623.25 for the same description of development proposed here was refused 22 July 2025 for the following reasons:

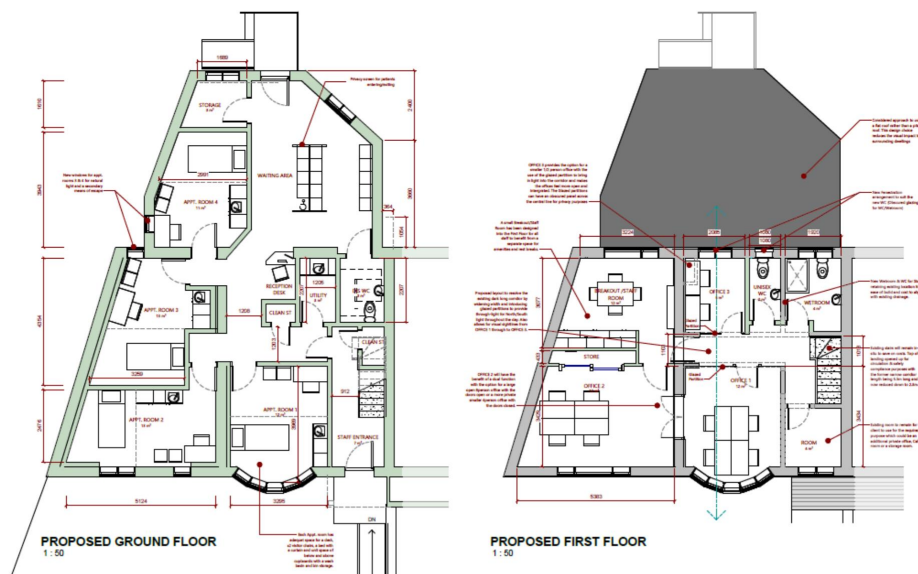
1 The proposal would greatly increase the level of activity both within the property and the outside areas, and combined with the proposed rear entrance for patients and hours of use, would be materially harmful to the amenity of adjoining and neighbouring properties, including noise and disturbance associated with the comings and goings of the use contrary to Policies 7, 16 and 34 of the Havering Local Plan, Policies D14, S1 and S2 of the London Plan and the National Planning Policy Framework.

2 The proposed single storey rear extension would, by reason of its excessive depth, scale and siting, would be materially harmful to the amenity of No. 3 Parkside Avenue contrary to Policy 7 of the Havering Local Plan, the Residential Extensions and Alterations Supplementary Planning Document and the National Planning Policy Framework.

3 In the absence of a parking stress survey, a transport statement and any parking provision for patients, the proposal would therefore, be likely to result in an undesirable increase in onstreet parking to the detriment of highway safety and residential amenity. The proposal would lead to an intensification of the highway and would cause interference with the safety and free flow of traffic on this highway contrary to Policies 7, 16, 23 and 24 of the Havering Local Plan, Policies S1, S2 and T4 of the London Plan and the National Planning Policy Framework.

3. The Proposal

- 3.1 The application seeks Full Planning Permission for change of use of a dwellinghouse (Class C3) to GP surgery (Class E.e), a single storey rear extension and associated work at 1 Parkside Avenue, Romford, RM1 4NA.
- 3.2 The existing GP surgery, North Street Medical Care, is based across two sites and currently provides the largest medical practice in Havering. This application will enable an extension to the existing GP practice currently accessed off North Street.
- 3.3 This scheme proposes conversion of the vacant dwelling and an extension at 1 Parkside Avenue to expand the existing GP surgery offer and create 4 new appointment rooms and office space for North Street Medical Centre.



- 3.4 This will allow the surgery to increase the overall capacity and continue to serve the growing community.
- 3.5 To the first floor there is proposed office space associated with the administration of the GP Surgery together with staff break-out and welfare facilities. This will benefit the existing staff at the wider surgery and is in response to a change in how patient care is provided, since Covid, with a slight shift in practices, whereby certain patients may be able to be cared for without a visit to the surgery. This would not involve an increase in staff at the Surgery, rather it is to provide more

and better accommodation and arrangements for existing staff to deliver an effective and efficient health service.

- 3.6 The scheme proposes conversion of the existing dwellinghouse with a single-storey rear extension. The proposed extension has a modest profile and has been designed with a flat roof to minimise the impact on neighbouring dwellings.



- 3.7 The extension will be finished in white render in keeping with the character of the local area with a new pedestrian access for patients from the existing surgery at North Street Medical Care.
- 3.8 This has been designed to encourage patients to use the existing access and parking facilities at North Street Medical Care and minimise the number of additional vehicles and patients on Parkside Avenue.
- 3.9 In addition, the proposed development will infill the existing garage to create additional appointment rooms. The proposed infill will replace the existing garage door with buff brick and two windows along the front elevation. The brick type and window design have been carefully selected to ensure that it remains in keeping with the existing dwelling and street scene along Parkside Avenue.
- 3.10 Furthermore, this development will retain the existing access and driveway to the front of 1 Parkside Avenue to provide 3 parking spaces for the use of staff only. The existing garden to the rear of the property shall be largely retained.
- 3.11 To address the reasons for refusal associated with the 2025 refusal the following amendments to scheme have been provided:
- Community Consultation exercise undertaken (see supporting document)
 - Rear extension length closest to residential neighbour reduced by 1m

- Rear extension overall length reduced by 2.5m
- Reduction in appointment/ interview rooms by 2
- Change in opening hours to exclude weekends and bank holidays
- 10 Additional car parking spaces allocated at the nearby Neyzen Restaurant

4. Planning Policy

4.1 Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 The development plan consists of:

- The London Plan (2021)
- The Havering Local Plan (2021)

4.3 The relevant policies within the London Plan

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG6 Increasing efficiency and resilience
SD1 Opportunity Areas
D1 Londons form, character and capacity for growth
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D5 Inclusive design
D8 Public realm
S1 Developing Londons social infrastructure
S2 Health and social care facilities
G5 Urban greening
T1 Strategic approach to transport
T6 Car parking

4.4 The relevant policies within the Havering Local Plan:

Policy 1– Romford strategic development area
Policy 12– Healthy communities
Policy 16– Social infrastructure

Policy 23– Transport connections
Policy 26– Urban design
Policy 27– Landscaping

National Planning Policy Framework

- 4.5 National planning policy is set out within the National Planning Policy Framework (NPPF)(December 2024). The NPPF emphasises that development should be pursued in a positive way with the presumption in favour of sustainable development being at the heart of the framework. Proposals that accord with the relevant local development plan should be approved without delay.
- 4.6 The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 4.7 The following chapters are relevant to this application:
- Chapter 2– Achieving sustainable development
 - Chapter 8– Promoting healthy and safe communities
 - Chapter 11– Making effective use of land
 - Chapter 12– Achieving well-designed places
- 4.8 Paragraph 101 of Chapter 8:

To ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

5. Planning Assessment

5.1 Key planning considerations:

- The principle of the development
- Impact on character and appearance
- Impact on residential amenity
- Impact on highway safety (Transport Statement)
- Impact on ecology
- Other matters

The principle of the development

5.2 The basic tenet of the proposal was accepted in the refused application because of its healthcare benefits with the delegated report saying:

It is considered that the change of use of a dwellinghouse to a GP surgery is contrary to policy and results in the loss of a family sized dwelling. However, the need for the doctor's surgery and the benefits of continued and enhanced healthcare facilities for the wider local population outweighs the loss of a family dwelling in this case.

5.3 There is no reason to suppose that this Council position would have changed in the meantime, nevertheless for completeness this matter is revisited below.

5.4 North Street Medical Care provides the largest GP practice within the Havering local authority area. The practice offers a range of medical services to the local community. This proposal would reduce pressures on the NHS, reduce wait times for patients, and improve access to healthcare services within the local community.

5.5 The proposal is in the Havering strategic development area as set out in Policy 1 of the local plan. This means that the development is located within a prime and sustainable area for healthcare facilities.

5.6 The site is within a sustainable location and an opportunity area as set out in Policy SD1 of the London Plan. This policy ensures that Boroughs identify the opportunities for growth and delivers the necessary social infrastructure to support the local community.

- 5.7 Romford supports the strategic growth of social infrastructure as stated in Policy 16 of the Havering Local Plan (HLP). This development will increase the local area's current healthcare capacity and continue to improve access to services for new and existing residents.
- 5.8 There is an increasing need for the delivery of health care services across the Havering Borough Council area. The access to local GP services is currently limited and oversubscribed. This application will improve access health care facilities which will significantly reduce wait times and relieve the overall pressure on the existing healthcare services. Therefore, this application is in full accordance with Policy 16 and would actively support the local population and improve quality of life.
- 5.9 Furthermore, this development will supply much-needed community facilities and support Havering in promoting healthy lives and achieve a healthy community. Therefore, this application has demonstrated that it consistent with paragraph 8 and 96 of the NPPF.
- 5.10 The existing dwelling is currently vacant and does not provide any benefits to the local community. This development proposes a new healthcare facility that would make effective use of the existing under-utilised building. In addition, this development would support the growing community by improving local services and promoting healthy lives. This is supported by Chapters 8 and 11 of the NPPF, Policy GG2 of the London Plan and Policy 12 of the Havering Local Plan.
- 5.11 The proposal should be afforded significant weight in the planning balance as required by paragraph 101 of the NPPF:

Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

- 5.12 Furthermore, this application will support the local economic growth of Havering Borough. The proposed facility will provide additional jobs to the local community and improve the range of employment available in the area. Therefore, this application would fully align with the key policies such as GG1, GG6, SD1 of the London plan and Policy 1 of the Havering local plan. In addition, this application accords with paragraph 11 of the NPPF as it has been designed sustainably and helps to provide jobs.
- 5.13 The principle of the proposal is therefore acceptable.

Impact on character and appearance

- 5.14 This issue was not a subject for Council objection in the refused application. Given that the proposal is broadly the same, in terms of its visual appearance, there is no reason to believe that it would be an area of divergence for this submission.
- 5.15 This scheme has proposed a polite single-storey rear extension to facilitate safe access for patients from the rear. The proposed extension is of an appropriate modest and subservient scale and has been designed sensitively to ensure that it respects existing character and appearance and wider setting without visual harm. Therefore, this complies with policies 1, 12, 16 and 26 of the Havering Local Plan.
- 5.16 This scheme is of good design and therefore is appropriate in relation to the layout, external materials used, scale, and siting. It is proposed that the development will be constructed with matching materials and will be finished with a white render to ensure cohesion with neighbouring properties and reflect the existing character and appearance of the wider area.
- 5.17 Therefore, this scheme is consistent with policies D1, D3 and D4 of the London Plan and Policy 26 of the Havering Local Plan and is acceptable in this respect.

Impact on residential amenity

- 5.18 This matter was an area of concern for the Council in the 2025 proposal and resulted in two relevant refusal reasons (1) noise and disturbance; and (2) neighbours light/ outlook.
- 5.19 With respect to (1) The Council's Environmental Protection had concerns about the then proposed weekend opening, although noting that '*...the impact of the use...would not be that significant in terms of noise when compared with a house*', and '*...less concern regarding the proposed hours during the week*'.
- 5.20 To address these objections the scheme has been revised significantly, as follows:
- Rear extension length closest to neighbour reduced by 1m to 3.6, whilst also being set off the boundary and being flat-roofed
 - Rear extension overall length reduced by 2.5m
 - Reduction in appointment/ interview rooms by 2
 - Change in opening hours to exclude weekends and bank holidays
 - Re-location of the access

- 5.21 As a result of these changes the proposal would overcome the previous reasons for refusal on these matters by not resulting in noise disturbances or loss of light/outlook issues to the adjacent residential property on Parkside Avenue and is acceptable in this regard.

Impact on highway safety (Transport Statement)

- 5.22 This was a matter of 'some' concern for the Local Highway Authority (LHA) due to the proposal potentially giving rise to increased demand for on-street parking, although the LHA stopped short of objecting.
- 5.23 To address this issue, firstly the number of appointment/ interview rooms have been reduced by two thereby reducing the intensity of the use.
- 5.24 In addition, the applicant has identified capacity within a nearby (100m) Neyzan Restaurant car park which would provide 10-20 additional spaces for the GP surgery. The Restaurant opens 5.30-11.30pm and therefore there would not be any significant overlap between the opening hours of the GP surgery and the restaurant. Having identified that opportunity a "Parking Space Lease Agreement" has been entered into between the GP surgery and Neyzan restaurant, which is presented as part of this application and is part of the submission plans for consideration.
- 5.25 This amendment to the proposal, is notwithstanding the highly sustainable location of the site and the availability of other car parks in the area, which visitors could use.
- 5.26 As such the submission has demonstrable tackled and overcome the LHA concerns and would objectively not be of such concern to meet the high bar required for refusal laid out at paragraph 116 of the NPPF, which says:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- 5.27 Consequently, the GP Surgery visitors shall utilise the existing vehicular access/parking(18) or otherwise arrive on foot from the 'Neyzan' car park (or other car parks in the area) or by other means, including from nearby bus stops on Eastern Avenue (130m) or North Street (300m).

- 5.28 The site is located centrally to Romford with good access to transport links and therefore this application accords with policies S1 and S2 of the London Plan. In addition, planning policies promote sustainable transport opportunities. The nearest bus stop to this site is within 150m of the site and provides services throughout the day.
- 5.29 Moreover, the site is located within a sustainable area and is easily accessible by walking and cycling and therefore provides alternative travel to the proposed development. Therefore, this application is in accordance with Policies 7, 16, 23 and 24 of the Havering Local Plan, Policies S1, S2 and T4 of the London Plan and the National Planning Policy Framework.
- 5.30 This development proposes 3 car parking spaces for the use of staff only. Therefore, this proposed development will not have any impact on the existing residential road and will not cause adverse impacts on the surrounding highway network.
- 5.31 Notably, the additional staff accommodation proposed to the first floor is designed to provide more and better internal spaces to enable the existing staff to deliver effective and efficient care to its patients. This is partly, in response to a slight shift in GP practices generally, whereby more patients can be cared for over the phone, or through 'Virtual' appointments. As such it is reasonable to assume that this proposal may have a positive effect to traffic movements with less patients visiting the Practice.
- 5.32 To clarify, there would be no more additional staff or therefore increased movements associated with that, with the new offices, break-out spaces and welfare areas for the use of the existing staff.
- 5.33 The applicant recognises that the local highway authority suggested that a 'parking beat/stress survey' be provided to overcome their concerns, however it is the view that with the changes and additions made to the proposal together with the above narrative means that this piece of work is not necessary to demonstrate that the proposal would not adversely impact highway safety.
- 5.34 Consequently, the proposed development shall not significantly increase traffic movements and therefore, it can be demonstrated that this development will not have any negative impacts on the existing highway network. Due to the location of this development, the site has access to active and sustainable travel opportunities. Therefore, there is no reason to believe that highway safety issues exist in the local area which could be exacerbated by the proposal.

- 5.35 Nevertheless, it is anticipated that any additional traffic will be capable of being accommodated within the existing highway/ parking network together with the additional spaces secured at Neyzan.
- 5.36 It is therefore considered that the proposal has suitably addressed the LHA concerns and is acceptable on this matter.

Other matters

- 5.37 Biodiversity net gain does not apply, as the development is subject to the de minimis exception (development below the threshold), as there would be a loss of 12sqm of domestic lawn.
- 5.38 The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: Havering APA 2.11 Romford and Roman Settlement. The proposed development includes foundations for a single-story extension which would remove any archaeological remains, if present, from within their footprint. However, the size of the development is small, and it is likely that any remains would be of negligible significance. No further assessment or conditions are therefore necessary.

6. Conclusion and Planning Balance

- 6.1 Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The proposed application seeks to gain permission for the change of use of an existing dwellinghouse (Class C3) to a General Practice health care service (Class E.e) and a rear extension at 1 Parkside Avenue, Romford.
- 6.3 The proposal follows a 2025 refusal and has suitably addressed the reasons for refusal by reducing the scale of the extension & by virtue its intensity of use, days of opening and the provision of additional parking.
- 6.4 The proposed application will increase the provision of new and improved healthcare services within the Havering Borough. This will provide the community with accessible GP services, reducing wait times, relieve pressure off existing NHS facilities and increasing overall quality of life for residents.
- 6.5 This level of benefit should be afforded significant weight in the planning balance as required by paragraph 101 of the NPPF:

Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

- 6.6 The proposed healthcare facility is located within a sustainable location and will make use of a vacant building to provide improved medical services to the local community.
- 6.7 The proposed development is sustainable and offers substantial social benefits to the local population and provides a much-needed extension to an existing healthcare facility. In addition, this proposal will provide economic benefits by generating new jobs.
- 6.8 The site is situated within a mixed-use site and has excellent public transport connections and shall make use of the existing parking on the wider site and provide additional parking arrangements close-by. Therefore, this proposal will not adversely impact the local highway network or increase the amount of traffic on Parkside Avenue.

- 6.9 Furthermore, this development has demonstrated a high-quality design that accords, improves, and compliments the wider setting. Therefore, this proposal has ensured that there will be no impacts on neighbouring properties or amenity.
- 6.10 The overall scheme has demonstrated a sustainable building that provides additional healthcare services that is acceptable in planning policy. Therefore, this change of use application for a new medical centre is vital for the local growth and development of the London Borough of Havering and should be approved without delay.
- 6.11 Any minor harm that may be levied against the proposal because of highway implications, would not meet the NPPF tests for justifying refusal and would be outweighed by the great benefits associated with this proposal.