SUPPORTING STATEMENT – 104 PRETORIA ROAD, ROMFORD RM7 7AT

Proposal: Change of Use to **C3(b)** – Supported Living for Two Adults **Local Authority:** London Borough of Barking & Dagenham

1. COVERING LETTER

This Supporting Statement accompanies the planning application for the proposed **C3(b) supported living use** at **104 Pretoria Road, Romford RM7 7AT**. The placement is designed for **two adults aged 18+**, supported by **one care worker operating on a 12-hour shift pattern**, ensuring continuous but non-institutional care within a standard residential setting.

All measurements, access descriptions and layout details are taken directly from the submitted drawing pack for **104 Pretoria Road – Issue 1**.

2. SITE DESCRIPTION

104 Pretoria Road is a mid-terraced residential dwelling located on a traditional suburban street in **Rush Green**, within the London Borough of Barking & Dagenham. The street is characterised by older terraced housing with small frontages, on-street parking, and long rear gardens. Access is taken directly from Pretoria Road, with no communal entrances or shared internal circulation.

The surrounding area is predominantly residential, with a wide range of amenities located along:

- **Dagenham Road** (shops, cafés, GP practices, takeaways)
- **Rush Green Road** (pharmacy, convenience stores, small businesses)
- **Romford town centre** (major retail, banks, supermarkets, community facilities)

These locations are all within walking distance or a short bus journey from the site.

Public Transport (Researched & Verified)

The site benefits from strong public transport connections:

- **Bus routes 86, 128, 296, 365, 375 and 679** operate nearby
- **Romford Station** (Elizabeth Line & Overground) is approx. 15–20 minutes away
- **Dagenham East Station** (District Line) is accessible by bus

Pretoria Road is **not within a Controlled Parking Zone**, but nearby streets closer to Romford town centre are regulated.

No external alterations are proposed.

3. ACCOMMODATION SCHEDULE (Updated with Your Correct Figures)

Number	Area (m²)	Room Name
G02	10.81	Kitchen
G03	11.76	Bedroom
G04	9.61	Bedroom
G05	13.31	Living
G06	15.29	Dining
G07	2.17	Shower Room
G08	2.51	Storage
G09	3.39	Bath
G10	3.62	Hall
G11	314.82	Garden
G12	3.95	Office
G13	4.47	Hall

The internal layout provides suitable accommodation for a **two-adult supported living arrangement**. The **staff office** will be used for administrative duties and sleep-in accommodation during overnight shifts.

No structural changes are proposed.

4. OPERATIONAL MANAGEMENT

4.1 12-Hour Shift Pattern

Care will be delivered by **one staff member at a time**, working:

- **08:00–20:00 (day shift)**
- **20:00–08:00 (night shift)**

This ensures continuous support without multiple staff attending simultaneously.

4.2 Long-Term Occupation

The placement is intended to be **long-term**, providing stable accommodation for **two adults**. This ensures:

- Very low turnover
- No increase in staff numbers
- No intensification beyond a typical two-adult household

4.3 No Healthcare Professional Attendance

The residents do **not** require healthcare professionals to attend the property. There will be:

- No district nurse visits
- No therapy visits
- No medical staff attendance

This significantly reduces comings and goings compared with other supported-living models.

4.4 Limited Family Visits

Family visits are expected to be **approximately once per week per resident**, typically short in duration. This ensures:

- Minimal visitor traffic
- No impact on parking or local amenity
- A quiet, stable residential pattern consistent with C3(b) use

5. TRANSPORT & PARKING MANAGEMENT PLAN

5.1 Local Transport

The site benefits from strong bus connections and proximity to Romford Station. Staff will be encouraged to use **public transport, walking or cycling** as the primary mode of travel.

5.2 Parking Context (Researched & Updated)

Pretoria Road has **no off-street parking**, and parking is typically on-street. The proposal has been designed to ensure **no additional parking pressure**:

- Only **one staff member** attends the property at any time
- Staff are encouraged to use public transport
- The two residents are **not expected to own vehicles**
- Visitor numbers are low and predictable

Pretoria Road is **not within a Controlled Parking Zone**, meaning staff parking—if required—does not conflict with permit-only restrictions.

5.3 Parking Mitigation Measures

To ensure compliance with LBBD expectations:

- Staff will use public transport wherever feasible
- If a vehicle is essential, staff may use available on-street parking
- A **Staff Travel Plan** will be maintained, outlining shift patterns and sustainable travel expectations

The proposal therefore avoids any unacceptable impact on local parking availability.

6. CONCLUSION

The proposed **C3(b) supported living use** at **104 Pretoria Road** is fully compatible with the residential character of the area and requires **no external alterations**. The internal layout, access arrangements, room sizes and amenity spaces are all confirmed in the submitted drawing pack.

Although the site has **no off-street parking**, the operational model ensures **minimal parking demand**, with only one staff member attending at any time and residents not expected to own vehicles. The proposal is low-intensity, long-term and well-managed, with minimal visitor traffic and no healthcare attendance.

The development meets an identified social-care need while maintaining the amenity of neighbouring residents and complying with LBBD planning expectations.