

Planning Justification Statement

Proposed Detached Ancillary Outbuilding

This application seeks a Lawful Development Certificate for the proposed erection of a detached single-storey outbuilding within the rear garden of the existing dwellinghouse. The building is proposed for purposes incidental to the enjoyment of the dwellinghouse and will comprise a home gym together with an ancillary shower room. It will remain subordinate to the main dwelling and will not be used as a separate dwelling.

The existing property is a lawful Class C3 dwellinghouse with established residential curtilage. The proposed outbuilding will be sited within the rear garden, behind the principal elevation of the dwelling, and is wholly contained within the residential curtilage. The proposal has been carefully designed to comply with the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed building has a contemporary appearance incorporating a flat roof, timber cladding above a brick plinth and anthracite aluminium windows and doors. Class E does not place restrictions on the external materials used for detached incidental outbuildings, and the proposed finishes have been selected to provide a high-quality appearance that complements the existing dwelling.

The proposed outbuilding will remain incidental to the enjoyment of the dwellinghouse. Whilst a shower room is included, this is ancillary to the proposed gym and does not alter the incidental nature of the building. No kitchen facilities are proposed, and the building is not capable of functioning as a self-contained unit of accommodation or creating a separate planning unit.

The proposal has been designed so that it complies with the relevant limitations and conditions of Class E in respect of its siting, height, scale and use. It is positioned within the residential curtilage, behind the principal elevation of the dwellinghouse, does not include a veranda, balcony or raised platform, and will remain subordinate to the host property.

It is therefore considered that the proposed detached outbuilding constitutes permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is respectfully requested that a Lawful Development Certificate (Proposed) be granted.