

Planning permission was obtained for the outbuilding 2017/1032 which was built in 2018. This application is for a change of use to class E, notably commercial, business and service to carry out leisure activities for my own personal training business. The relevant plans are attached.

The area is residential housing and the building can only be seen through the gap between bungalows and over a 6-foot wooden gate that further restricts the view where only part of the roof is visible. The building was done to a very high specification and measures 6.5m x 4.2m.

The brickwork is buff with grey concrete tiles, white double-glazed windows and doors, electrical works done to meet current regulation, traditional section guttering 150 x 25 on fascia board. The building walls and ceiling are very well insulated and lagged with soundproof 30mm thick flooring to trap sound waves and expend energy. No doors or windows will be open during training sessions.

The base of the building is slightly lower than existing bungalows with 6.0ft wooden fencing to all perimeter boundaries that will assist to ameliorate any noise.

Opening hours will be 7.30am to 6.00pm weekdays and on Saturday 8.00am until midday with only one client at a time to minimise any disturbance. The workouts themselves will concentrate on more body weight classes with less emphasis on equipment such as kettlebells which are coated to reduce noise. Machines such as the rower, ski erg, and squat rack are designed for noise reduction. The schedule for clients will ensure that the first client will either walk or cycle.

There is ample parking to the front of the bungalow for 3 vehicles but there will only ever be one client at a time and they will be advised to walk or cycle wherever possible. There will be zero parking on the street so there will be no added pressure on street parking and therefore no unduly harmful impact on residential amenity. I organise clients with a booking system at 1.25 hourly intervals allowing time for cleansing of equipment in between. I make sure the first client either walks or cycles to the session.

Noise impact will be kept to a minimum with notices given to clients and displayed in the building to advise users to be mindful and respectful of neighbours. There will be no sound systems or music played during any session. The walls and ceiling are well insulated and lagged with soundproofed 30mm thick flooring to trap sound waves and expend energy. No doors or windows will be open during training sessions.

I believe that this proposal meets with current local and national planning legislation both in terms of transport and development with no adverse effect on residential amenity.

The site is allocated as Urban Fabric in the adopted Local Plan. The floorspace remains predominantly residential with the original footprint of 128.8 square metres reduced to 101.5 square metres in line with policy. The development will not create an increase in noise pollution thus causing a nuisance to the natural and built environment or to people. As such I understand that under the main applicable policy which is Local Plan Policy GD1 there will be no significant adverse effect on the living conditions and residential amenity of existing residents.

The maximum operating schedule for the sessions will be from 7.30am to 6.00pm weekdays and from 8.00am until midday on Saturday. There will only be one client at a time with no music played.

Although I am currently operating from a unit on an industrial setting on Mapplewell Drive, the current pressures on the cost of living would be reduced as would the overall bills. Working from home with no commute would allow better time management creating a better life balance especially regarding children duties. The one-to-one work with clients would not have any adverse

effect on neighbours who will be encouraged to walk or cycle wherever possible further increasing their fitness levels. Some of my clients are disabled and they would certainly benefit from a better environment setting.

I have made a pre-application enquiry 2022/ENQ/00237 with Nathan Denman from Planning and Bradley Sorgeson from Building Control. Issues raised included what the building would be used for, would this be a home business, noise control activities, parking, schedule of works and relevant plans.

To summarise the majority of floorspace remains residential and as such this application should be considered acceptable as the site is allocated as Urban Fabric in the adopted Local Plan. There will be no unduly harmful impact on residential amenity of nearby residents.

This application will not result either directly or indirectly in an increase in noise or other pollution which would cause a nuisance to the natural and built environment or to people in line with Local Plan Policy GD1.

The outbuilding was done to a high specification with good insulation and cushioned flooring. It is double glazed with the windows facing Northeast and is surrounded by 6ft high fencing. Access will be via the front of the bungalow and down the concrete flags at the side. Only part of the roof is visible from the road.

Clients are encouraged to walk or cycle to sessions with the first client in the day falling into this category although there is adequate car parking to the front of the bungalow. Windows will remain shut with no music during the 1:1 session. Weekly operating hours are from 7.30am to 6.00pm and 8.00am until midday on Saturday.

All the relevant plans have been enclosed, some to scale with clear dimensions where relevant including an OS location plan showing the site outlined in red. In addition, attached are a variety of photos showing the existing landscape.