

PLANNING STATEMENT



Address: 256 Singlewell Road Gravesend Kent DA11 7RE

Client: Munvinder Dhariwal

Proposal: Variation of Condition 3 attached to permission 20130959 dated 11 December 2013 which restricts the use of the gym outbuilding incidental to the host dwelling.

Prepared by:



BARRON EDWARDS
PLANNING & ARCHITECTURE

5 October 2021

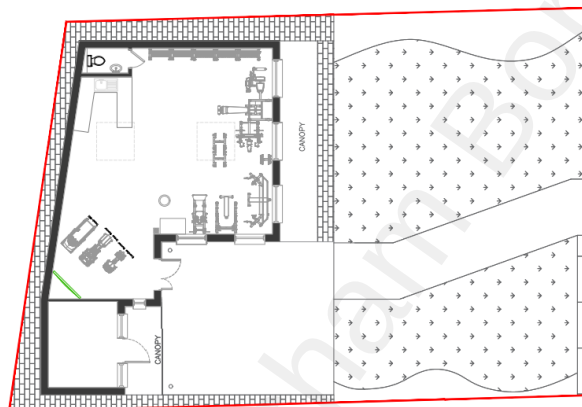
1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Munvinder Dhariwal in support of this application for a Variation of Condition 3 attached to permission 20130959 in order to permit the gym outbuilding for a personal trainer's business at 256 Singlewell Road Gravesend Kent DA11 7RE.

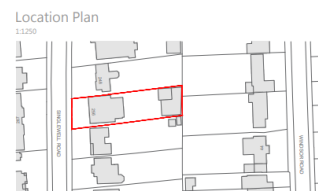
1.2 In addition to the application form and certificates the following documents are submitted;

Application plans:

- Drawing No. 2019-02-A (Existing and Proposed Floor Plans & Elevations)
- Site Plan 1:1250
- Planning Statement



Existing Ground Floor Plan
1:200



1:1250
0 1 2 3 4

2.0 Site Surroundings and Proposal

2.1 The application site is a detached extended two storey dwelling bungalow on the eastern side of Singlewell Road midway between its junctions with Kings Drive and Windsor Road. The residential dwelling has been extensively extended and comprises a living room, dining room, family room, kitchen/breakfast room with kitchen and utility room and separate hobby room and integral garage on the ground floor with 4 double bedrooms (two

with en-suite), a single bedroom and family bathroom. Permission was granted in 2013 (20130959) for the erection of a detached outbuilding for use as a gymnasium to be used incidental dwelling house and was consequently conditioned to that effect. The building was erected and was historically used by the applicant as his own private gymnasium. However because of the covid pandemic he has had to set-up his own private business as a personal trainer within the building. There is no intention to change the building in anyway which has historically been laid out with all the gym facilities being available.

2.2 The long term proposal is for personal training of clients within the building on the basis of a maximum of 4 clients – with 2 sessions in the morning and two pm. The sessions are by appointment only and are 1hr in length. As such it is unlikely that there will be any more one client on the premises at any one time. The proposal would be for a maximum of 20 hrs a week Monday – Friday only with no weekend working. The use currently operates the following hours and client numbers:

Monday – Friday - a max of 4 clients between the hours 8am – 8pm (1hr sessions)

2.3 These are the maximum hours and numbers of client's and there would be no intention to increase either and the client would be prepared to accept a restriction to this effect.

3.0 Planning History

3.1 The application site has been extensively extended as outlined above in 2006 (20061008) which also included the provision of a gym room for use by the applicant. Permission was granted in 2007 for the creation of an additional vehicular access in order to create an 'in and out' driveway that is capable of providing off-street parking for 5 vehicles.

3.2 The Council has recently refused an application (20211033) for the extension and raising of the roof of the outbuilding. The detail of this has not been shown on the submitted plan as the application only relates to the building as is.

4.0 Planning Considerations

4.1 It is our opinion that the main consideration of this case would be whether the overall character of the dwelling will change as a result of the business, as a matter of fact and degree. The key test to this is whether it is still mainly a home or has it become a business premises – has the overall character of the dwelling changed. It is our contention that as the proposal relates to a permitted outbuilding there will be no discernible change in the way the property is used given the limited hours and number of pupils involved. The proposal involves the use of the property for a maximum of 20 hours a week. There will also be a maximum of 4 clients for only a small amount of the time in any one day. We are satisfied that the use will have no impact on how the dwelling is otherwise residentially used and will not effect the residential character of the area.

4.2 There are generally 4 considerations to take on board when considering any proposal for working from home:

a) Will the home still be used mainly as a private residence:

4.3 We have already confirmed that the building to be used is the outbuilding and will not involve the use of any part of the residential dwelling. Access to the outbuilding is available via a side gate and no clients would need to access the private residential dwelling. The property will otherwise remain a residential dwelling and will otherwise be in residential use whilst the personal training is being undertaken in the outbuilding. The applicants' family will be using the whole of the host dwelling for residential purposes.

b) Will the business involve activities unusual in a residential area

4.4 The business involves the personal fitness training of a small number of clients. As such the business is health orientated with little or noise outside the building and is a use that can clearly be carried out within a residential area without detriment or loss of amenity to any neighbouring property.

c) Does the business operate anti- social hours or create any form of nuisance

4.5 The hours of operation are not unreasonable and would not result in any disturbance to neighbours. The use is by private individual being tutored by the applicant using equipment that is already in place. The outbuilding is at the bottom of the applicant rear amenity area and not adjoining any neighbouring residential accommodation. The construction of the building and nature of the business is such that there will be no audible noise outside the premises.

d) Will the proposal result in any marked increase in traffic or people calling

4.6 It is accepted that there will be a small increase vehicular movements to the site but not to any material effect to be a nuisance to neighbouring properties. The majority of clients will arrive by private vehicle and a space will be allocated on the forecourt for the client parking. The clients will arrive individual but in view of the appointment system it is highly unlikely that any more than 1 client will be on the site at any one time.

5.0 Conclusion

5.1 It is our contention that the use of an outbuilding within a residential curtilage which is otherwise used continuously for residential purposes is de minimis and as such, as a matter of fact and degree, does not result in a material change of use of the building as to warrant the need to obtain planning permission. It is however accepted that the use is currently limited by condition which is why a variation of that condition is sought.

5.2 The use is a low-key operation that creates no noise or other nuisance to neighbours or operates at anti-social hours. We see no reason why the Council should consider the use otherwise and a variation of condition 3 to permission 20130959 should be granted.

James Barron BA(Hons) DipTP MRTPI