

Design Statement
to accompany the Planning Application
for the development at

96 Bourne Avenue UB3 1QP

PROPOSAL:

Erection of an outbuilding to be used for gym/storage/home office

APPLICANT:

Mr Khasria

Nov 2020

Revision (A)

1.0. THE PROPOSAL

The proposed works comprise:

"Erection of an outbuilding in the rear garden to be used as gym/home office."

This proposal is for a development at:

"96 Bourne Ave UB3 1QP."

According to the General Permitted Development Order, Class E applies to "any building or enclosure, swimming or other pool required for **a purpose incidental** to the enjoyment of the dwellinghouse as such".

The Courts have held that in the expression "required for a purpose incidental to the use of the dwellinghouse as such", the word "required" should be interpreted to mean "reasonably required". Thus in this case the applicant aims to show that what is proposed is reasonably required for a purpose incidental to the use of the dwellinghouse as a dwellinghouse.

Class E of the GPDO does not permit the erection of outbuildings for use as additional residential accommodation of the sort which would normally be found in a house, for example as an additional bedroom or living room. The emphasis on the "purpose" seems to be there to prevent using the outbuilding for primary residential purpose. Although the size and scale of the outbuilding can be a concern, the size on its own should not be the basis of the judgment and the assessment should be based on the purpose.

The outbuilding is proposed to be used for gym/storage/home office. The main house is a terrace property which has not been substantially enlarged. The proposed additional space can provide a reasonable size outhouse to be used ancillary to the main dwelling. There is currently huge demand for such additional space especially due to the recent pandemic which caused a significant shift in the lifestyle. This has created a legitimate need for people to work from home or use home facilities for entertainment, exercise and wellbeing. The proposed provision of cycle storage is in line with the sustainable transport requirements. The existing large garden will also need storage space for garden equipment. The furniture plan shows that the proposed size is reasonable for its purpose and anything smaller can make the space difficult to be used for its purpose. There are also a number of similar size outbuildings in the area which shows that the similar size outbuilding would be reasonably required for this size of house. We can therefore conclude that the proposed outbuilding and its size would be required for a purpose incidental to the main dwelling.