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via Planning Portal

**Supporting Statement for Outbuilding Over 50m<sup>2</sup> Under a Lawful Development Certificate**  
**(Permitted Development Guidance)**

*ABP-15 Boldmere Road, Pinner, HA5 1PJ*

This supporting statement is to provide justification for the proposed outbuilding, which exceeds the 50m<sup>2</sup> threshold. The outbuilding is intended for storage to house gardening equipment, home office and fitness workouts including gym equipment and shower room. I believe outbuildings of this size maybe considered unusual so I have outlined below the reasons why such a space is both necessary and incidental to the enjoyment of the main dwelling.

- **Purpose of the Outbuilding will serve the following functions/use:**
  - The existing dwelling for a large growing family does not allow for comfortable home office work space. The proposed outbuilding will allow the home owners to work from home without interrupting family life inside the main dwelling.
  - The Outbuilding can serve a dedicated space for recreational activities such as fitness training, which cannot be accommodated within the main dwelling due to space limitations and gym equipment.
  - The internal separating space within the Outbuilding will have an area for storing garden tools / equipment, barbecue and garden furniture which is currently stored in an unsuitable limited space within the garage attached to the dwelling which will be converted into a bedroom for the elderly father.
- **Incidental nature of the Outbuilding:**
  - The Outbuilding proposed is directly related to and supportive of the activities and lifestyle of the residents.
  - The Outbuilding will not be used for commercial, public events or a separate dwelling / accommodation.
  - The proposed Outbuilding is solely for personal use and enjoyment of the property occupant's family of the main dwelling.

- **Size justification to why the Outbuilding exceeds over 50m<sup>2</sup> is required for the following reasons:**
  - The Outbuilding size is necessary to accommodate both a home office and a gym/fitness area, ensuring sufficient space for working and exercising in a comfortable and functional environment.
  - The existing dwelling does not have a large enough room to meet the needs of a home office and fitness space while maintaining a suitable living environment.
  - The house does not have enough space for garden equipment and furniture storage which an Outbuilding can perfectly house these large items, while maintaining comfortable spaces within the dwelling for a growing family.

Given the above it is clear to say that the proposed Outbuilding is incidental to the enjoyment of the main dwelling, with a clear, justified need for the space. I believe it is reasonable to propose this size given the specific requirements outlined. I trust that this statement addresses any concerns regarding the scale of the proposal and its suitability for the site.