

## 69 Castelnau: Proposed Garden Room (Home Gym) & Sauna

### Statement of use/purpose

18/12/2024

1. This statement accompanies an application for a Lawful Development Certificate for a proposed development – the addition of a detached single storey garden room (home gym/studio) and separate sauna cabin in the rear garden of No. 69 Castelnau.
2. No. 69 Castelnau is a large established detached dwellinghouse occupied by the applicants and their children as the main family residence.
3. The property is set back from the road with gated access to the front gardens and parking area. To the rear of the dwelling is a relatively long back garden bound by brick walls to each side. The walls of outbuildings serving adjacent properties form the boundary at the rear of the site.
4. This statement should be read in conjunction with the separate Class E permitted development compliance assessment (as revised on 18/12/2024) and drawings CSTL/PD/01.A and CSTL/PD/02.A.
5. Class E provides permitted development rights for buildings within the curtilage of a dwellinghouse, which are reasonably required for a purpose ‘incidental’ to the enjoyment of the dwelling house.
6. The government permitted development rights for householders: technical guidance (2019) states that “... *the rules allow ... a large range of other buildings on land surrounding a house ... as long as they can be properly described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom or kitchen.*”
7. The national planning portal states that “*rules governing outbuildings apply to sheds, playhouses, greenhouses and garages as well as other garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structures for a purpose incidental to the enjoyment of the dwellinghouse.*”
8. The proposed detached garden room has been designed as a modest lightweight timber framed outbuilding that would be subordinate in size relative to the dwellinghouse, with heights to the eaves and ridge kept within the required limits of Class E for a building situated more than 2 metres from the curtilage boundary. Internally the garden building will consist of a single open plan room with 25.5 square metres of floor space for the private enjoyment of occupants of the dwellinghouse as a home gym/studio. Drawing CSTL/PD/02.A has been revised to indicate intended home gym apparatus and the outbuilding has been appropriately sized to accommodate

this limited amount of fitness and exercise related equipment along with safe surrounding areas when in use (in accordance with manufacturer recommendations) and also space for Pilates/Yoga.

9. The proposed sauna cabin will provide comfortable space for around 1-4 (and a maximum of 6) persons, which is ideal for the intended private family use by occupants of the dwellinghouse. The 8.4 square metres of internal floor space is divided into 2 small rooms – the sauna itself with bench seating and a subordinate entrance area for changing in privacy and to enable the cabin to be entered without stepping directly into the heated sauna itself from the outside. This is important for year-round use.
10. Neither building would provide any primary living or self-contained accommodation. No spaces that are fundamental to the ordinary day-to-day functioning of the dwelling are proposed, such as bedrooms, living rooms, bathrooms or kitchens as noted in the government technical guidance (refer to point 6 above).
11. The existing dwellinghouse does not provide home gym or sauna facilities. The garden room (home gym) and sauna cabin proposed in this application would provide significant improvements to the wellbeing of the occupants from a location within the curtilage but separate from the normal living accommodation at the busy primary family residence. The private rear garden setting provides a strong connection with nature and the outdoors that will greatly enhance opportunities for physical and mental health benefits for the occupants of the dwellinghouse.