

Planning Statement

Proposal: Conversion of existing domestic garden outbuilding to small-scale gym studio (Use Class E(d))

Address: 15 Edward Road, Hayward Heath.

Applicant: Lucy Stagg – Stagg Health & Fitness

Date: 23/10/25

1. Introduction

This statement supports an application for full planning permission for the conversion of an existing timber garden shed into a small-scale gym studio used for limited commercial and personal training purposes. The building is located within the applicant's private garden and has a total internal area of approximately 30 square metres.

2. Site and Context

The site comprises a detached domestic dwelling with a rear garden in which a single-storey timber outbuilding was previously used for general garden storage. The surrounding area is residential in character. The outbuilding sits well within the garden boundary and is screened from neighbouring properties by existing fencing and planting.

3. The Proposal

The proposal seeks permission for the change of use of the existing outbuilding to a small commercial gym studio under Use Class E(d) (indoor sport, recreation or fitness).

- The gym will be operated by the applicant on an appointment-only basis for one-to-one or small-group sessions, alongside limited personal use.
- Operating hours: Monday–Friday 7am or 8 am – 2 or 3 pm and Wednesday 5 – 7 pm (these times can change, and also it's not continuous hours, there are lots of times where the building is vacant).
- No external music or outdoor training is proposed, and all activity will remain indoors.

Minor external improvements have been made to make the building fit for purpose: installation of four fixed small windows (which don't open to keep noise to minimum, & don't over look any neighbour), French doors, exterior and interior lighting, timber cladding finished with a natural

wood-colour varnish, and a small concrete step for safe access. No increase in floor area or change to the building's height, footprint, or roofline is proposed.

4. Access and Parking

Clients will walk to the premises; no on-site customer parking is required or proposed. A lot of the applicants' clients are local, within walking distance. Access is via the existing garden gate and path, with no alteration to the property's vehicular access or public highway.

5. Noise, Amenity and Environmental Impact

Activity levels are very low and contained within the insulated structure. Given the limited operating hours, small number of clients, and appointment-only nature of the use, the proposal will have no adverse noise or disturbance impact on neighbouring residents. External lighting is modest and positioned to avoid light spill beyond the garden boundary.

6. Design and Appearance

The outbuilding retains its modest domestic scale and appearance. Timber cladding in a natural finish ensures the building remains in keeping with the surrounding garden environment. The overall design respects the character of the host dwelling and nearby properties.

7. Planning Policy Compliance

The proposal aligns with the principles of the National Planning Policy Framework (NPPF), which encourages small-scale local enterprise and the reuse of existing buildings. It represents sustainable development by providing a community fitness service within walking distance for local residents, without generating significant traffic, noise, or visual impact.

8. Conclusion

The conversion of the existing garden outbuilding to a small gym studio constitutes a modest, low-impact development that makes effective use of existing space. The proposal will not harm the amenity or character of the area and complies with relevant local and national planning policies.

Accordingly, it is requested that planning permission be granted.