

Planning Statement

Proposed Pool House and Gym Outbuilding

Renovo House, Whitemans Green, Cuckfield, Haywards Heath, RH17 5DA

1. Introduction

This statement is submitted in support of an application for a Lawful Development Certificate (LDC) for the proposed erection of a pool house and gym within the residential garden of [property address]. The proposal involves the demolition of an existing lawful outbuilding and the construction of a replacement single-storey outbuilding for purposes incidental to the enjoyment of the dwellinghouse.

2. Existing Building

The site currently contains a single-storey outbuilding within the curtilage of the dwellinghouse. This structure is considered lawful as it was erected under permitted development rights in accordance with Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO"). The building is incidental to the use of the main dwellinghouse and has not been subject to any enforcement action.

3. The Proposal

It is proposed to demolish the existing outbuilding and erect a new single-storey pool house and gym building in the same garden location. The building will be used solely for purposes incidental to the enjoyment of the dwellinghouse, providing space for exercise and recreation ancillary to the main property.

4. Assessment Against Permitted Development Criteria (Class E, GPDO 2015)

The proposal has been assessed against the relevant criteria of Class E, Part 1 of the GPDO and complies with all requirements, as set out below:

- **Location:** The outbuilding is situated within the curtilage of the dwellinghouse and not forward of the principal elevation.

- **Use:** The building will be used for purposes incidental to the enjoyment of the dwellinghouse (pool house and gym) and will not constitute primary living accommodation.
- **Height:** The structure will not exceed [insert actual design height, e.g., 2.5m to the eaves and 4.0m to the ridge if dual-pitched; or 3.0m if flat roof]. This complies with the GPDO height limits.
- **Designated Land:** The property is not located within designated land (e.g., Conservation Area, National Park, AONB, World Heritage Site).
- **Coverage:** The total area covered by outbuildings will not exceed 50% of the total curtilage (excluding the original dwellinghouse).
- **Other Restrictions:** The proposal does not include verandas, balconies, or raised platforms.

Accordingly, the proposed pool house and gym meet all the requirements for permitted development under Class E.

5. Conclusion

The existing outbuilding is lawful, having been erected under permitted development rights. The proposed replacement pool house and gym also comply fully with the provisions of Class E of the GPDO 2015 (as amended).

The building is incidental to the enjoyment of the dwellinghouse, of modest and subservient scale, and will not adversely affect the amenity of neighbouring occupiers.

On this basis, it is respectfully requested that the Local Planning Authority grants a Lawful Development Certificate for the proposed development.

End.