

- 3.3 There are no minimum ceiling heights for either public or private gyms. It appears that the ceiling heights are dictated more by the type of gym equipment that would be used, i.e., you do not use a treadmill in a room with a low ceiling but you could use a rowing machine in such a room. Most equipment comes with minimum space requirements. In this case, the applicant intends to use treadmills and cross trainers, where the manufacturers recommend a minimum room height of 2.2m. The gym area will have a ceiling height of 2.3m and therefore, the ground floor gym area is capable of being used as gym. The first floor is intended to be used as a changing area, which has a ceiling height of 2.2m. Therefore, I am satisfied that this building following the insertion of an internal floor is capable of being used as a gym ancillary to the residential use of the main house.
- 3.4 I have also reviewed condition 3 relating to the restriction of the use of the building and revised the wording to reflect Members concerns to ensure that the building is not occupied separately from the host dwelling.
- 3.5 In light of the above considerations and those covered in my April and February reports, I support this proposal.

4. Recommendation:

- 4.1 **Grant Planning Permission** in accordance with the following submitted details: Letters dated 21.11.2007 and the 10.06.2008 , Design and Access Statement dated 21.11.2007, Existing Plans and Elevations 1288. 1001 dated 21.11.2007, Proposed Plans and Elevations 1288. 1002 Rev C dated 18.06.2008 subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.
 2. All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.
 3. The gym shall be used only for purposes incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried out therefrom. The building shall not be occupied as a separate hereditament.

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

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