

The proposed garden room would be used solely as a private gym by members of the household at 57 Vantage Copse. It would not be used for any commercial purpose, and there would be no clients, customers, classes, or employees visiting the property.

The building would be used intermittently by household members, typically for approximately one to two hours per day, five or six days per week, during normal domestic waking hours. It would not be in continuous use and would not be used late at night.

The gym would contain standard domestic fitness equipment. It would not be used for powerlifting or activities involving the deliberate dropping of heavy weights. Suitable rubber gym flooring would be installed to minimise impact noise and vibration. The building would not be used for overnight accommodation and would not contain a kitchen, toilet, shower, or any other plumbing facilities.

In response to your specific comments:

1. We are unable to reduce the overall height of the building to 2.5 metres, as the proposed height of 2.9 metres is required to accommodate the gym equipment and provide adequate internal headroom and clearance.
2. Surface water drainage will be designed in accordance with the requirements of the Building Regulations.. No surface water will discharge onto neighbouring land or the shared access.

No external lighting is proposed.

A domestic air-conditioning unit would be installed and operated only while the gym is occupied.

The existing trees and mature planting along the neighbouring boundary are substantially taller than the proposed building and already provide a significant degree of screening.

In addition, the proposed garden room would be positioned adjacent to an existing brick boundary wall, which measures approximately 2.0 metres in height and extends along the relevant boundary. This wall would further reduce the visual impact of the development when viewed from neighbouring properties.