

Planning Application F/25/99109

1 GATCOMBE GARDENS, WEST END, SOUTHAMPTON, SO18 3NA

Representee	Address	Comments
Robin Johnson	2 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	I have emailed the Case Officer direct with the reasons for objecting. These are the key areas below. 1) Noise and Vibration 2) Damage to Party Wall 3) Parking issues 4) Unsociable hours
Lucas Johnson	79 LOWER NORTHAM ROAD HEDGE END SOUTHAMPTON SO30 4FR	Regarding the 24-hour home-based fitness studio & gym located at 1 Gatcombe Gardens, West End, SO18 3NA - Current use of 24-hour gym at this property is causing parking issues at entrance to residential street, Gatcombe Gardens. Multiple external clients using this gym causes obstruction of roadway and footpath. Current use of 24-hour home-based gym by external clients causes noise disruption early in the morning (from 07:00am) until late in the evening (21:30pm), as well as vibrations through ground slab into neighbouring properties. Public webpage of this gym advertises the current use as 'Always Open' (24 hour) for new and existing clients. As a commercial fitness studio/gym, it should be located in a commercial setting away from residential premises.
Diana Johnson	2 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	This is a residential area and not suitable for a commercial gym.
Lynne & Brian Kneller	9 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	This is a residential area where parking is at a premium. People already using this gym are parking on footpaths, this is causing a hazard to road users and pedestrians alike as pedestrians have to walk in the road to pass. This causes a danger to pedestrians especially those with prams etc as they have to walk in the road to pass the parked vehicles, in my opinion this is an accident waiting to happen.
Carole Woodall	8, Gatcombe Gardens Southampton Hampshire SO18 3NA United Kingdom	We feel that there are already too many cars in the area and we don't want strangers coming and going day and night. This residential area is not suitable for a private gym or personal trainer.
Ruth Alli	10 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	Having spoken with our neighbour I am reassured the parking issues have been addressed and the operating hours will be sociable taking into account the needs of a residential area. I wish this family owned business well and look forward to seeing it move from strength to strength.
x x	1 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	
Jordan Ross	5 Station Road, Netley Abbey, England, SO31 5DU Hampshire SO31 5DU United Kingdom	I support this change
Gavin Hawkins	20 REPTON GARDENS HEDGE END	Really great gym, would be lost w/o the support of Danny and Kayleigh

	SOUTHAMPTON SO30 2AE	
Sophie Hawkins	20 REPTON GARDENS HEDGE END SOUTHAMPTON SO30 2AE	i support..
James Riddle	33 Riverside quay southampton Hampshire SO14 5DH United Kingdom	Danny has helped create a community for people of all ages and abilities to feel comfortable and exercise and deserves to make that more accessible, with this planning application he can expand his business and help more people.
Jess Smith	18 Beaulieu close Southampton Hampshire SO16 8ED United Kingdom	Supportive of this
Lucy Rowe	20 Knott drive Eastleigh Hampshire So50 9RT United Kingdom	This gym has helped so many in the community, it would be great to see it develop!
Nic Johns	Pennington Close Winchester Hampshire SO21 1UR United Kingdom	This application should be supported by all, as the space provides not only a living for the owners and their children but also benefits the health and wellbeing of its users/visitors.
Ruby Carroll	26 MONNOW GARDENS WEST END SOUTHAMPTON SO18 3QD	I support this planning application
Leyton Keith	38 hillside Avenue Hampshire So18 1jy United Kingdom	I can only see this as a positive, as someone who isn't confident on attending a commercial gym, smalls ones like these help!
Ruth Abrahams	55 FARM ROAD HORTON HEATH EASTLEIGH SO50 7HR	Opportunity to support people with personal fitness and health in the local area
David Roese-McLean	49a Burgess Rd Hampshire SO167AP United Kingdom	This to me would be a much valued addition to the community for not only health and wellbeing but is very inclusive and also supports mental wellbeing and self growth in these areas.
Nathan Clifford	4 MONTROSE CLOSE BOTLEY SOUTHAMPTON SO30 2RJ	This facilities two people with the ability to support a community of people to better their lives. This studio is pivotal in their ability to do so. I am firmly in support of this.
Tom Weraksa	11 PRETORIA ROAD HEDGE END SOUTHAMPTON SO30 0BT	Supporting your registry request for this studio gym! This isn't your typical noisy fitness center - it's a specialized space designed for personal training and tiny group sessions. The owners are committed to maintaining a peaceful environment, particularly during morning and evening hours when neighbors are home. The sound-proofing is excellent, creating a discreet training space that won't disturb the community. I believe this business will be a valuable, considerate addition to our area - wishing you success with your application!
Javier Munoz	2 Kingsmead Court, Yarmouth Gardens, Southampton, England, SO15 5SF Southampton Hampshire SO15 5SF United Kingdom	Very nice and friendly experience, always taking care of us
Molly Day	79 DAKOTA WAY EASTLEIGH SO50 5TY	I approve no issues

Ella Pepper	CROWMERE UPPER NORTHAM DRIVE HEDGE END SOUTHAMPTON SO30 4BG	Would love to see this business thrive as they are an asset to the community
Bethany Palmer	27 OAKMOUNT AVENUE CHANDLER'S FORD EASTLEIGH SO53 3AB	It aims to benefit and provides an area for the local community to improve physical health and mental well-being by trained experts.
Tasha Bailey	Dunvegan Ringwood road Woodlands Southampton Hampshire SO40 7GX United Kingdom	I totally support this buisness and incredible couple. They have only great intentions helping people's health and well being.
Leonard Weaver	Nightingale Place, 106 Station Road, Flat 4, Hound, Eastleigh, England, SO31 5AN Netley Hampshire SO31 5AN United Kingdom	Danny is an excellent coach, with his work creating Social Sunday Run Club he has united hundreds of members of the Eastleigh community. This has directly contributed people's welfare and mental health by giving them a platform to collaborate. I'm sure this space will be equally of great value to the community.
Caroline Johns	Bishops Road southampton Hampshire so19 2fd United Kingdom	Along with providing an income for the family, this also provides health and wellbeing for the people who use the space.
Laura Rochford	18 ASHTON GARDENS EASTLEIGH SO50 4DF	Hugely benefits the health and wellbeing of the area and beyond
Ryan Pavey	19 HEDGE END WAY HEDGE END SOUTHAMPTON SO30 4DD	I support local business, that support healthy lifestyle. As a local, I support this application.
Kayley Geddes	Hampshire United Kingdom	I support this application as it's a local health & wellbeing space supporting people with not only their physical but also their mental health.
Giacomo Stevens	Hampshire United Kingdom	Does not effect the area and helps people be healthier
Elizabeth Tull	Hampshire United Kingdom	The garage / gym provides financial support for the applicant and he in turn provides so much support to the community, in relation to both health and social and wellbeing
Simon Tull	21 Stubbs Road Sholing Southampton Hampshire SO19 0ST United Kingdom	The conversion of the garage into a personal training gym stands to greatly benefit the local community. There is a notable demand for individualised fitness programs in Southampton, and this gym specifically addresses that need by offering personalised, one-on-one training sessions. Here are a few key points that highlight why this change is positive for everyone involved: Valuable Community Service: This gym enhances the health and well-being of local residents by providing specialised fitness programs. It empowers individuals to achieve their health goals, encouraging a more active and healthier lifestyle in the community. Minimal Impact on the Neighbourhood: The operation focuses on one-on-one training sessions, meaning no large groups are coming and going. This arrangement helps minimise traffic and noise, ensuring a peaceful environment for nearby residents.

		Sufficient Parking Availability: The property features a private driveway with ample space for the client, eliminating any potential on-street parking issues. This means residents don't have to worry about congestion near their homes. No External Changes: The conversion is entirely internal, meaning the exterior of the garage remains unchanged. This preservation of the property's appearance maintains the neighbourhood's aesthetic appeal. Low Operational Disruption: The gym operates by appointment, which allows it to maintain a low noise level and minimal disturbance. It's designed to be a small-scale operation focused on individual client needs. Transforming an Underused Space: Rather than allowing the garage to remain an underutilised storage area, this conversion creates a functional amenity that directly contributes to the community's health and fitness goals. In conclusion, the change of use for the garage into a personal training gym represents a thoughtful and low-impact development. By prioritising one-on-one training sessions, ensuring plenty of parking, and making no changes to the exterior, this proposal aligns perfectly with the community's goals of promoting health and well-being. I truly hope this application receives the approval it deserves.
Stuart Geddes	117 Bishops Road Woolston Southampton Hampshire SO19 2FF United Kingdom	Fully support this proposal. Applications that support a family financially and offer benefits to physical and mental health are much needed.
Elise Sheppard	FLAT 4 79 STATION ROAD NETLEY ABBEY SOUTHAMPTON SO31 5AE	Support as this is such a great space for the community!
Sophie Hawkins	20 REPTON GARDENS HEDGE END SOUTHAMPTON SO30 2AE	I fully support Dan and Kayleigh's planning application for their personal training studio. They are truly inspiring individuals whose dedication to fitness and wellbeing has had a hugely positive impact on the community. Their work provides an invaluable service, promoting health, confidence, and community spirit, and I believe their studio will continue to be a fantastic asset to the area.
Daniel Bratton	Hampshire United Kingdom	While I understand the concerns about the 24-hour gym located at 1 Gatcombe Gardens, I believe its potential as a valuable community hub for fitness outweighs the objections raised. Home-based gyms like this foster physical and mental well-being, encourage social interaction, and promote healthy lifestyles within the local community—making them a meaningful addition to residential neighborhoods. Regarding parking concerns, the capacity to accommodate only a couple of extra cars at a time poses no greater disruption than visitors arriving at a neighboring property for an evening of entertainment or other social gatherings. It's unlikely that such a modest number of vehicles would obstruct the roadway or footpath significantly, and this is common in any residential street. As for noise and vibrations, these issues can be mitigated effectively with soundproofing and careful scheduling to ensure activities do not disturb neighboring

		properties during unsociable hours. It's worth noting that the hours stated (07:00am–21:30pm) fall within typical acceptable times for activities, which aligns well with community norms. Instead of viewing this fitness studio as a burden, residents could embrace its presence as a local asset—reducing the need to travel for exercise and offering an inviting space for neighbors to connect and improve their overall health.
Elliott Gibson	53 Ganger Farm Way, Romsey, Ampfield, So51 0df Romsey Hampshire So51 0df United Kingdom	support this planning application as it provides a valuable opportunity for the applicant to generate income to support themselves and their family. Additionally, creating a home gym will contribute positively to the health and wellbeing of both the household and others who may benefit from the space. This kind of small-scale development encourages healthy living and responsible use of existing property without impacting the wider community.
George Kennett	ENDLE HOUSE 68 EDEN ROAD WEST END SOUTHAMPTON SO18 3QX	As stated this is for personal training and private use only. Most definitely NOT a 24HR Commercial gym! Therefore I cannot see there ever being more than one car parked at most during PT sessions. presumably sessions would be taking place during the day and evenings. So failing to see how this could affect local residents at all. If one extra car is of concern I dread to think what would happen if anyone dare have relatives around for a day or two! I think it would be a brilliant addition to the area allowing locals to seek personal training to benefit their physical and mental health. Most locals clients would presumably walk from the place of residence if located reasonably near by also alleviating the worrying of parking. I personally many would benefit from this and can't see how it would negatively impact many of any people.
Daniel Stephens (CEng MIMechE)	United Kingdom	The applicant is providing a business which is continuing to grow and develop, supporting large parts of the Eastleigh and Southampton community, improving the lives and health on many individuals. The approval of this planning permission will continue to support the development of the business. Notably a large number of objections indicated surround parking, and it must be noted there are circa 7 other addresses (ref. companies house) on the same road operating businesses which will also contribute to the vehicles and other residents not using their own parking facilities effectively, hence not exclusive to this business. In terms of respecting the local neighbourhood, the applicant has a young family and hence aware of the importance of maintaining respectable environment. Wish to see this business excel and continue to move forward, supporting the communities and improving the health and wellbeing of its clients.
Nathan Green	13 Wycliffe Road Midanbury Southampton Hampshire SO18 2BY GB	I strongly support this proposal. It offers essential financial support to the applicants and their family while delivering clear benefits to the health, wellbeing, and community spirit of all who engage with the space.
Paige Davis-Boraine	Palmerston Road Southampton	Turning this space into to fitness studio / gym for

	Hampshire SO14 1BZ United Kingdom	personal training sessions, not only provides an income for a deserving family but helps support people wishing to get into fitness in a safe and less intimidating environment. It will help build the community for the better
Kim May	20 New Road Ashurst Southampton Hampshire SO40 7BS United Kingdom	Excellent use of space for people to get fit and healthy. When people don't want to use large impersonal large gyms
Ewan Legv	Hampshire United Kingdom	Fantastic to have a facility where peoples physical and mental health can benefit from exercise.
Olivia Lin	160 John Thornycroft Road Southampton Hampshire SO19 9XL United Kingdom	I fully support this application. The gym has been a well-run, positive addition to the local area, providing a valuable service for health and wellbeing. It operates responsibly, with minimal disruption to neighbours, and promotes fitness within the community. I believe formal permission should be granted to allow this beneficial facility to continue.
Heather Leeming	24 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	Gatcombe Gardens is a residential area where parking is at a premium. No 1 is the first house after exiting the roundabout and there are frequently cars parked outside making for a potentially dangerous situation as there is limited visibility when turning left off Townhill Way. . There are often cars parked on the pavement making it difficult for anyone to use the pavement particularly those with pushchairs and those with any kind of mobility issues. It is already congested and any expansion of this business would only exacerbate the situation.
Richard Matthews	12 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	This is a quiet residential area which has seen an increase in vehicles parking in Gatcombe Gardens as a result of the people & group sessions using this Commercial Gym. This causes issues at the entrance to Gatcombe Gardens with the vehicles parking on pavements, reducing visibility & causing obstructions to pedestrians with pushchairs. This gym is advertised as open for business 24/7 & should not be used as a commercial business in a quiet residential area.
Richard Matthews	12 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	As a quiet residential area, this commercial gym running individual & group sessions advertised as 24/7, is not acceptable. There has been an increase in vehicles parking on pavements from the gym users, causing visibility issues with people turning into Gatcombe Gardens, in addition to making it difficult for pedestrians with pushchairs or mobility scooter users to safely pass the parked vehicles without going into the road. The noise created is also an issue. A commercial gym should not be operating in the garage of a residential property.
Robin Johnson	2 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	I wish to object to the above application to change of use from domestic garage to a commercial fitness studio / gym for personal training sessions. My wife and I live at number 2 Gatcombe Gardens. The gym activities and training sessions held at number 1 Gatcombe Gardens have been extremely intrusive over the past few years. On a number of occasions I have requested the noise (emanating from number 1) to be reduced. The gym activities are having a detrimental effect on our welfare and has resulted in my wife's depression becoming worse. Reasons for objecting:

		1) Noise and Vibration. The foundation of the linked garages are shared, the dropping of gym weights (from number 1, Gatcombe Gardens) cause loud noise and vibrations throughout our property, (number 2 Gatcombe Gardens) including the bedrooms. High tempo shouting and noise of fitness equipment and activities is frequently heard within our and neighbouring houses. The house alarm has often been triggered by the vibrations emanating from number 1. The noise is affecting our quality of life and is having a negative effect on my wife's depression. (See attached plan identifying the party wall). 2) Damage caused to party wall. The party wall between the garages of number 1 and number 2 Gatcombe Gardens, is of single skin 'air brick' construction. Damage has occurred to the party wall caused by gym equipment activities and weights attached to the party wall. (Evidence can be provided). 3) Parking, loss of amenity. Residential parking is extremely difficult in Gatcombe Gardens, any additional vehicles parking from 'clients' using a commercial gym will negatively impact on the current residents. On a number of separate occasions access to our drive been blocked by 'clients' from number 1 Gatcombe. (Evidence can be provided). 4) Unsociable hours activities. The proposed Gym has been advertised on the internet as a 24 hour gym. The area is a quiet residential area, a commercial gym / fitness business operating 24 hours is not in keeping with the wider community who live in Gatcombe Gardens. (Recorded evidence can be provided of activities and noise, ranging from 7.30 am to 9.00 pm). Yours sincerely, Robin Johnson 2 Gatcombe Gardens, West End. SO183NA
Richard Matthews	12 GATCOMBE GARDENS WEST END SOUTHAMPTON SO18 3NA	I am writing to provide further information regarding my objection to allow retrospective planning permission for the commercial gymnasium at 1 Gatcombe Gardens, West End, Southampton, SO18 3NA. The gym has been open as a commercial business since opening at the beginning of April 2021. The commercial gym has always advertised 1:1 & multiple group sessions (evidence provided in social media posting 11/04/2021). A posting on their BSMT Strong Mamas Facebook Group advertised group sessions capped at 4 people (evidence provided). This commercial gym has never been solely used for a 1:1 session. Multiple group sessions of 3 to 4 people continue to take place (evidence provided). Car Parking: The retrospective planning application for a 1:1 gym session indicates there will be one additional parking space on the property, adjacent to the driveway. This parking space on the current garden of the property has never been used by the multiple people using the gym. The gym users park on the road/pavement in Gatcombe Gardens (evidence provided). This causes visibility issues as you turn into Gatcombe Gardens along with part blocking the pavements for people with pushchairs

		or mobility scooters who have to go into the road to get around the parked cars. This has an impact on the environment with pollution & noise. Unsociable Hours: The commercial gym is in a quiet residential area & is advertised as being available for use 24/7. The commercial gym is currently being used early morning, during the day & late evening, which has associated noise from cars of the users – car engines, doors banging & music etc. This all has an impact on the neighbouring properties. Number of Consultees: Of the 44 Consultees who have commented on this retrospective planning application, 80% do not live near this property. The travel distances shown below are from a selection of these 80% who are likely to be travelling to use this commercial gym in a residential area: • Horton Heath 10 mile round trip • Lordswood 12 mile round trip • Netley 12 mile round trip • Winchester 14 mile round trip • Woodlands 18 mile round trip • Ashurst 20 mile round trip • Romsey 20 mile round trip Concerns Going Forward: If retrospective planning permission is granted, how will this be managed & monitored to ensure that the conditions are being met, such as the 1:1 gym use & the third designated parking space specifically for gym users, rather than them using street parking?
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