Heneghan ARCHITECTURE

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Our Reference: 2642
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SUPPORTING PLANNING STATEMENT
2 DRAKE HILL COTTAGES, HEY SLACK LANE, WHITLEY COMMON

1. Introduction

This Supporting Planning Statement accompanies an application for the conversion and extension of the existing detached garage at 2 Drake Hill Cottages to form ancillary residential annexe accommodation associated with the main dwelling.

The proposal provides one bedroom with en-suite facilities together with a kitchen, living and dining area. The accommodation would remain ancillary to 2 Drake Hill Cottages and would not form a separate independent dwelling.



2. Site and Proposal

2 Drake Hill Cottages is an established dwelling within the Green Belt. The detached garage sits close to the dwelling within the established cluster of domestic buildings and is of permanent and substantial construction.

The proposal retains and converts the existing garage and adds a single-storey extension to provide the kitchen, living and dining accommodation. Existing shed/store structures adjoining this part of the site would be removed. The existing access and driveway are retained and no separate residential curtilage is proposed.

The scheme concentrates the additional accommodation within an already developed part of the domestic curtilage and does not extend domestic use further into the surrounding countryside.



3. Relevant Planning History

The planning history is important because Kirklees has previously considered the scale of ancillary development and the extent of the established domestic curtilage at this property.

- 2020/91052 - replacement garage with studio above - approved. Following a reduction in scale, the Council considered the cumulative additions to be around 30% against an original property volume of approximately 570m3 and concluded that the host dwelling would remain the dominant element. The officer also described the garage as being within an established residential curtilage.
- 2021/93514 - replacement stable / hay and storage building - refused and subsequently dismissed at appeal. The concern related principally to built development projecting away from the established building group into open Green Belt land and its effect on openness.
- 2022/93856 - reduced stable and tack room scheme - approved. The later history reinforces the importance of containing development and avoiding further encroachment into the open land.

The current proposal retains the existing garage and provides a low, single-storey form of accommodation, rather than the taller garage/studio form approved under 2020/91052.

4. Planning Policy

The principal considerations are the National Planning Policy Framework, particularly Policy GB7, together with Policies LP57 and LP60 of the Kirklees Local Plan.

Policy GB7 identifies the re-use, extension or alteration of a lawful building of permanent and substantial construction as development which is not inappropriate in the Green Belt, provided that an extension or alteration does not result in a disproportionate increase in size compared with the original building.

Policy LP57 requires the original building to remain the dominant element in terms of size and appearance, takes account of cumulative additions and associated buildings, and seeks to avoid a greater impact on openness through matters such as hardstanding, curtilage, enclosure and access. Policy LP60 supports the conversion and re-use of permanent and substantial buildings where the resultant scheme is appropriate to its Green Belt setting.

5. Green Belt Assessment

5.1 Proportionate development

The proposal does not introduce a new detached residential building into undeveloped Green Belt land. It re-uses an existing lawful domestic garage and provides a single-storey extension adjoining it. The main dwelling remains clearly dominant within the site and the annexe is subordinate in both scale and height.

The existing shed/store structures are to be removed and they are relevant to the overall amount of built form and the proposal's spatial effect on Green Belt openness.

Existing area: 52.7m2 (Garage and shed)

Proposed area: 63.9m2 (Converted garage and extension)

Difference: 21.2% increase

5.2 Effect on openness

The effect on Green Belt openness is considered to be very limited. The proposal is contained within the established domestic cluster and does not project development further into the adjoining open land. Its single-storey form keeps the additional massing low and closely related to the existing garage and dwelling.

- No extension of the residential curtilage.
- No separate access, driveway or independent parking area.
- No separate domestic garden or subdivision of the site.
- Existing ancillary shed/store structures removed as part of the works.
- No further encroachment of built development into the open countryside.

This is materially different from the stable proposal dismissed at appeal, where the concern was the projection of built development away from the established building group and into open Green Belt land. The present scheme remains contained within the domestic part of the site and does not give rise to that form of encroachment.

5.3 Character and appearance

The annexe remains visually subordinate to the main dwelling. The existing garage form is retained and the extension is single storey. The external changes are restrained and the proposal does not require new boundary treatments, a separate driveway or other urbanising features extending into the wider site.

6. Ancillary Annexe Use

The inclusion of a kitchen, living accommodation, bedroom and bathroom does not in itself create a separate planning unit. The annexe would remain physically and functionally associated with 2 Drake Hill Cottages, sharing the same access, driveway and residential curtilage.

This approach is consistent with Kirklees application 2025/92552 at 18 Burnley's Mill Road, Gomersal, where the Council approved the extension and conversion of a detached garage to provide a one-bedroom annexe with its own kitchen and living area, subject to a condition preventing separate sale, letting or occupation.

The applicants would be content to accept a similarly worded condition requiring the annexe to remain ancillary to the residential use of 2 Drake Hill Cottages and preventing its occupation, sale or letting as a separate independent dwelling.

7. Conclusion

The proposal represents the re-use and proportionate extension of an existing domestic garage within the established residential curtilage of 2 Drake Hill Cottages.

The development remains low in scale, closely grouped with the main dwelling and contained within an already developed part of the site. It does not extend the residential curtilage, create a separate access or introduce built development further into the surrounding countryside. The removal of existing ancillary structures also limits the overall change in built form.

The main dwelling remains the dominant building and the proposal would have a very limited effect on the visual and spatial openness of the Green Belt. Subject to confirmation of the final proportionality figures identified above, the proposal is considered consistent with Policy GB7 of the National Planning Policy Framework and Policies LP57 and LP60 of the Kirklees Local Plan.

Planning permission is therefore respectfully requested.

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