Heneghan ARCHITECTURE

**Date: 12th September 2026**
**Our Reference: 2642**
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Queens Square Business Park
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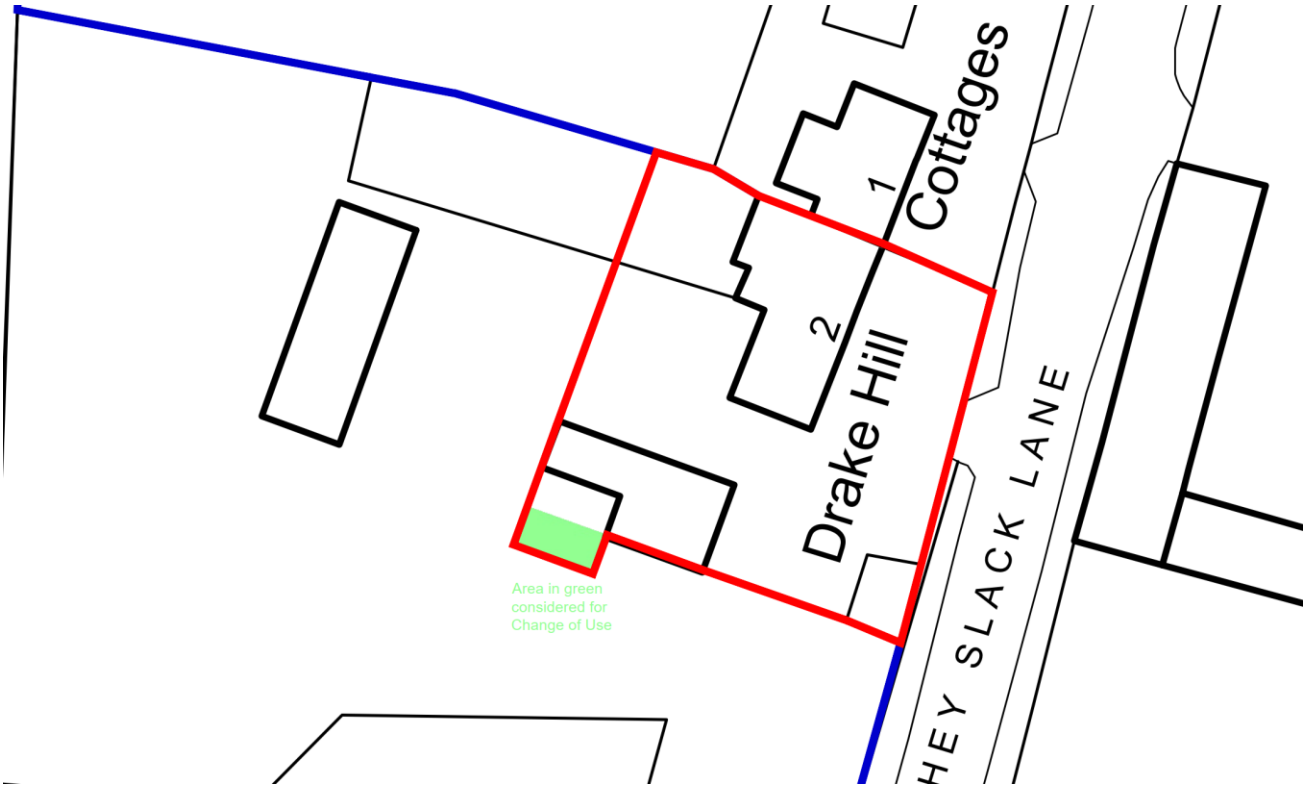
# SUPPLEMENTARY PLANNING STATEMENT
# CHANGE OF USE OF LAND
# 2 DRAKE HILL COTTAGES, HEY SLACK LANE, WHITLEY COMMON
**Planning Application: 2026/92417**

## 1. Background

The Council has queried the small area of decking shown next to the proposed annexe. Part of the decking sits outside what the Council considers to be the established residential curtilage.

We have therefore amended the application to include the change of use of this small area to residential curtilage. The revised red line will be tight around the decking only. The wider land is not included.

This note should be read alongside the original Supporting Planning Statement submitted with the application.



## 2. Proposed Change

The land is directly next to the existing garage and proposed annexe. The applicant has confirmed that it is fenced off from the wider agricultural land, is mown and maintained, and contains trees associated with the previous stable scheme.

It is not proposed to change the use of any more land than is needed for the decking. The decking would provide a small outside area serving the annexe, equating to 19m2. The rest of the land would remain outside the residential curtilage.

There is no new access, parking area, outbuilding or wider garden extension proposed. No new boundary treatment is required.



## 3. Green Belt

The site is within the Green Belt and the current National Planning Policy Framework (August 2026) applies.

Policy GB7(1)(f)(iii) specifically includes material changes in the use of land. These are not inappropriate in the Green Belt where the impact on openness is minimised and there is no significant conflict with the purposes of the Green Belt.

We consider that test is met here. The area is 19m2, considered very small, the decking is low level and it sits directly against the existing domestic building group. The red line follows the decking and avoids bringing the wider land into domestic use. Its visual and spatial effect would be very limited.

The Green Belt purpose most relevant to this proposal is safeguarding the countryside from encroachment. The amendment has been kept as tight as possible and does not create a general extension of the garden into the adjoining land. In our view, any encroachment is therefore minimal.

## 4. Very Special Circumstances

The Council has also asked us to identify very special circumstances. Our view is that, if Policy GB7(1)(f)(iii) applies, very special circumstances are not required. For completeness, if the Council takes a different view, we would ask that the following points are considered together:

- the area involved is very small covering an area of 19m2;
- it sits directly alongside the established domestic buildings;
- the land is already fenced from the wider agricultural area and is maintained by the applicant;
- the decking is low level and closely related to the annexe;
- there is no new access, parking, outbuilding or wider garden extension; and
- the revised red line keeps the wider land outside residential use.

These points should be looked at together. The proposal would not materially change the openness or character of the wider Green Belt and it avoids taking a larger area of land into domestic use. If the very special circumstances test is considered necessary, we consider these circumstances outweigh the very limited harm arising from the change of use.



## 5. Conclusion

The proposed change is minor, clearly defined and directly related to the annexe. It would not result in the wider land becoming domestic garden.

We therefore consider the change of use acceptable under Policy GB7(1)(f)(iii) of the NPPF. If the Council considers that very special circumstances are required, the limited scale of the change, the existing condition of the land and the lack of wider Green Belt harm weigh in favour of the proposal.

Planning permission is respectfully requested.

Yours sincerely

Dan Heneghan
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