

10 October 2025

**For the Attention of Planning Officer Rebecca Hadley**

Solihull MBC

By e-mail only: [rhadley@solihull.gov.uk](mailto:rhadley@solihull.gov.uk)

**Dear Rebecca**

**PL/2025/00884/PPFL ERECTION OF 1 DWELLING ON THE SAME SITE AS A PREVIOUSLY APPROVED CLASS Q PRIOR APPROVAL CONSENT – HEATH FARM, 26 HENWOOD LANE, CATHERINE DE BARNES, SOLIHULL**

The Parish Council have several issues relating to this application, and these set out in detail below:

- The Planning & D & A Statement in para 1.3.2 states *"This application is submitted in parallel with an application for external alterations to the previously approved Class Q Prior Approval consent (application reference PL/2025/00113/VAR). While it is my understanding that the Class Q consent was fully implemented prior to further extension/alteration, given that this may be difficult for the applicant to conclusively demonstrate, this is an application for a new dwelling in a design more in line with the approved Class Q scheme"*.
- According to the data on the planning portal for the 0113 application it was **refused** on the 24 April 2025. We understand that a building has been constructed in line with this application. We are assuming therefore that this current application covers the re-design of the unapproved dwelling in the 00113 application.
- Para 1.4.2 says *"Figure 1 below illustrates the "new" dwelling as compared to the approved Class Q drawings"*: As far as we believe the approved Class Q building was never built. Instead, a building was erected in line with the subsequently submitted application 00113 which as we stated earlier was refused. The building covered by this current application appears to be more in line with the approved Class Q application 2023/01507/PNCUDW re-configuring the actual building that was refused on application PL2025/00113/VAR.
- It is unclear how this application adequately deals with conditions 4 and 5 of the original approved application PL/2023/01507/PNCUDW.
- The original approved Class Q application design covered a floor area of 180.8m<sup>2</sup>. The building covered by this application has when using the data from drawing B91/106 equates to 225m<sup>2</sup> = a 25% increase in size over the original approved application.

#### **FLOOR PLANS GENERAL ARRANGEMENT – PROPOSED**

The application describes the building as a dwelling. If this is the case, there are some unusual characteristics concerning the internal layout of the building:

- A. Bedrooms 2/3 and Reading Room have no access to the kitchen and therefore the WC(s).
- B. It is unclear how bedroom 2 and the reading room is accessed from the rest of the dwelling.
- C. There are no bathing or shower facilities apparent.
- D. The WC(s) is only accessed through the kitchen.
- E. There is no access to the snug from bedroom 2 or the Reading Room.

In summary the layout is totally unconventional and inconsistent with a traditional 3-bedroom dwelling

We believe there are grounds to refuse the application in line with the refusal of previous application PL2025/00113/VAR.

We look forward to hearing from you further.

Your sincerely

A handwritten signature in black ink, appearing to be 'Julie Barnes', with a stylized flourish at the end.

**Julie Barnes**  
**Clerk & Responsible Financial Officer for**  
**Hampton in Arden Parish Council**