

# Planning & Heritage Statement

Title: Construction of a triple-bay garage  
and a partial change of land use from  
'no fixed use' to 'residential use'

Date: April 2025

Applicants: Drs Simon & Anna Moore

Site Address: Cross Keys Inn  
Upper Chute  
Wiltshire  
SP11 9ER

## Application Summary

Planning Approval has been granted for a new replacement build of the Cross Keys Inn (Cross Keys) on the site of the original public house. (Ref 1. [Application Reference PL/2024/03783](#))

This application is for the construction of a triple-bay garage on the vacant land behind Eli cottage. The owners of Cross Keys also own the neighbouring property Eli cottage, and the plot of land behind the cottage.

The portion of land required for the drive and garage that currently has the status 'no fixed use' is proposed to be converted to 'residential use'. Therefore, this application also covers the 'Change of Use' of this land for the drive and garage.



Fig 1: Cross Keys House, with proposed new extension to the drive and triple-bay garage

## **Contents**

[Application Summary](#)

[References](#)

[Introduction and Proposal](#)

[Public Right of Way Relocation](#)

[Proposed Drive Extension](#)

[Proposed Garage](#)

[Materials](#)

[Conclusion](#)

## References

1. [\*Application Reference PL/2024/03783\*](#)
2. *PR2100 Existing Site Plan*
3. *PR2150 Proposed Site Plan*
4. *PR2180 Change of Use Area*
5. *PR3020 Proposed Garage*

## Figures

1. *Cross Keys House, with proposed new extension to the drive and triple-bay garage*
2. *Driveway from Malthouse Lane and house constructed as per approved plans*
3. *View from Existing Site Plan*
4. *View from Proposed Site Plan*
5. *Enlarged view of rear drive from Proposed Site Plan*
6. *Garage construction and materials*
7. *Proposed drive extension and garage*
8. *Proposed Bricks*
9. *Proposed Tiles*

## Introduction and Proposal

Patrick Ramsey Architecture has been instructed to prepare this planning application for the construction of a triple-bay garage and the partial change of land use from 'no fixed use' to 'residential use.' The application is submitted on behalf of Drs. Simon and Anna Moore, the owners of Cross Keys.

Cross Keys is located within the Upper Chute Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is accessed from Malthouse Lane, with the house set well back from the road, near the former Cross Keys Inn.



Fig 2: *Driveway from Malthouse Lane and house constructed as per approved plans*

Planning approval has been granted for the house rebuild and site landscaping. The applicants are committed to preserving the heritage of the former inn and have chosen a traditional oak-framed construction for the house, featuring a brick and flint outer leaf. The roof will be finished with clay tiles, reflecting the architectural style commonly found in Upper Chute.

The landscaping will be designed to complement the local character, incorporating lawns, native planting borders, and wild meadows. Several mature trees on the site will be retained, with additional planting planned to further enhance biodiversity.

The existing site plan for Cross Keys is shown in Ref 2: *PR2100 Existing Site Plan*. A view from this document is also included here to make this document easier to read.

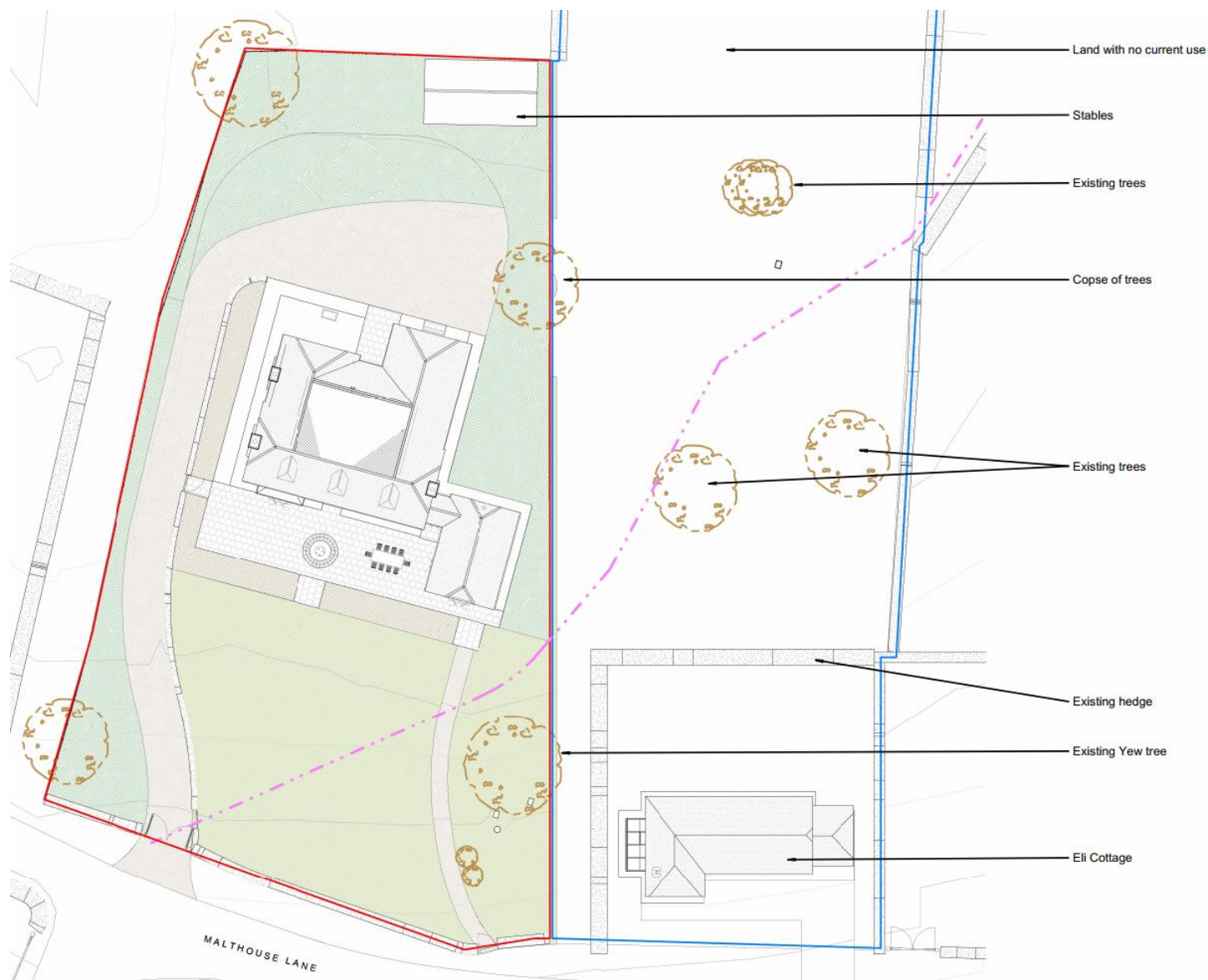


Fig 3: *View from Existing Site Plan*

The applicants are the owners of Cross Keys, outlined in red.

The applicants are also, owners of Eli cottage including the land behind the cottage, outlined in blue.

The proposed site plan for Cross Keys is shown in Ref 3: *PR2150 Proposed Site Plan*.

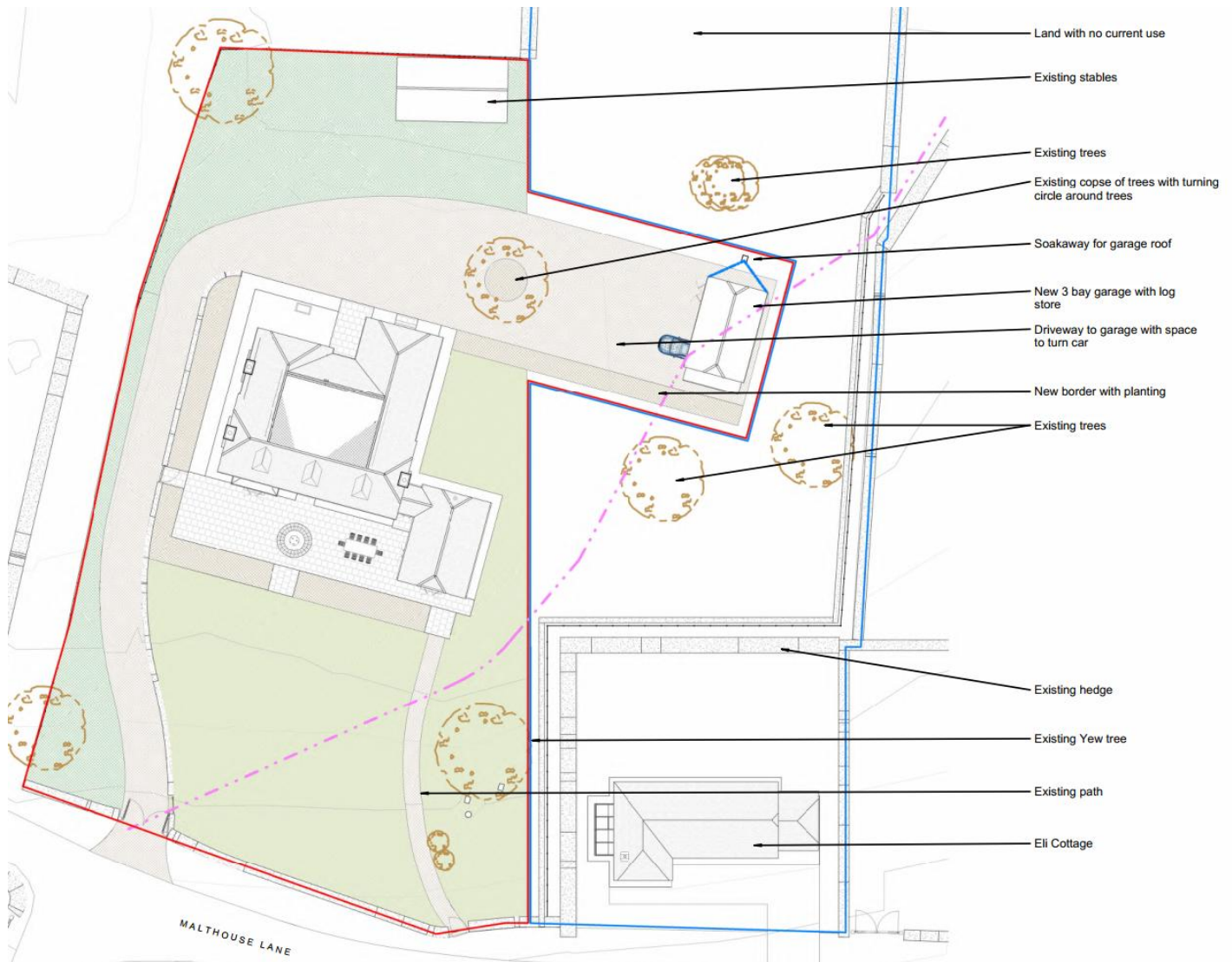


Fig 4: *View from Proposed Site Plan*

The owners intend to unify the land around Cross Keys house with the land that has no current use behind Eli cottage. The house is currently accessed by a driveway from Malthouse Lane, it is proposed that this driveway is extended to the land behind Eli Cottage.

At the end of the driveway, a three-bay garage is proposed for vehicle parking and recharging. This application seeks approval for the construction of the garage.

The proposed area that is covered by this Change of Use application is shown in Ref 4: *PR2180 Change of Use Area*.

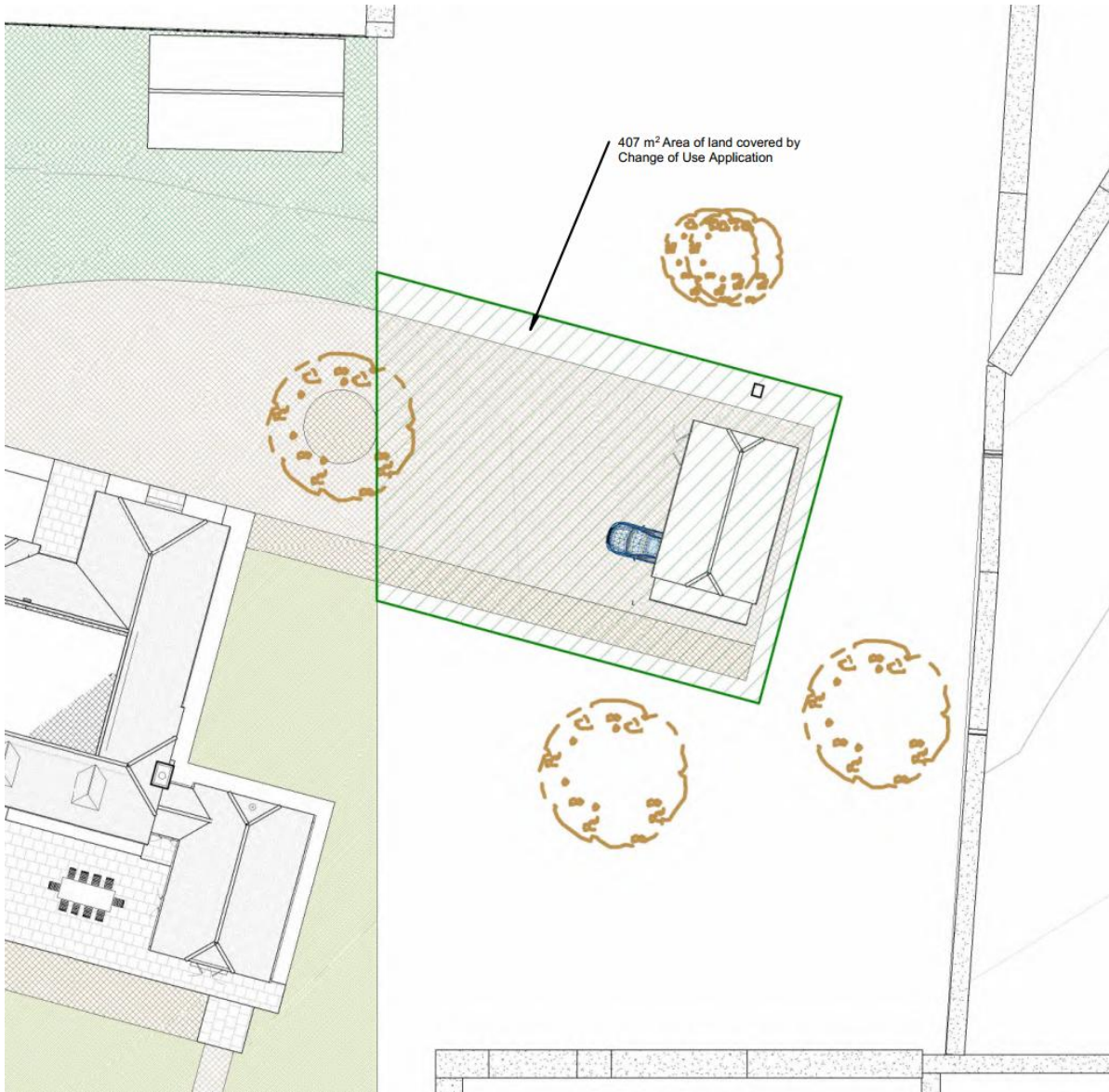


Fig 5: View from drawing *PR2180 Change of Use Area*

The portion of land required for the driveway and garage, which currently holds a 'no fixed use' status, is proposed to be reclassified as 'residential use.' This application therefore also includes a request for the 'Change of Use' of this land.

The area of the land covered by this Change of Use application is 407 m<sup>2</sup>.

## Public Right of Way Relocation

A Footpath CHUT18 currently traverses the Cross Keys site, passing near the house and directly crossing the proposed garage location. The Footpath CHUT18 is shown in pink on the *Existing Site Plan* and on the *Proposed Site Plan*.

A S257 T&CPA Diversion Application will be submitted shortly to seek a small change to the alignment of this footpath in order to enable development to take place. Initial discussions about diverting the footpath have already taken place with Wiltshire Council's PROW team, with the officer having no concerns in principle.

## Proposed Drive Extension

The gravel driveway has been redesigned to accommodate temporary parking directly behind the house while also providing access to the garage. The driveway passes on both sides of a small group of trees located to the northeast of the house, which naturally form an ideal turning circle, allowing vehicles to pass by the house and turn back towards the exit.

With a minimum width of four metres throughout, the driveway ensures that two vehicles can pass each other comfortably.

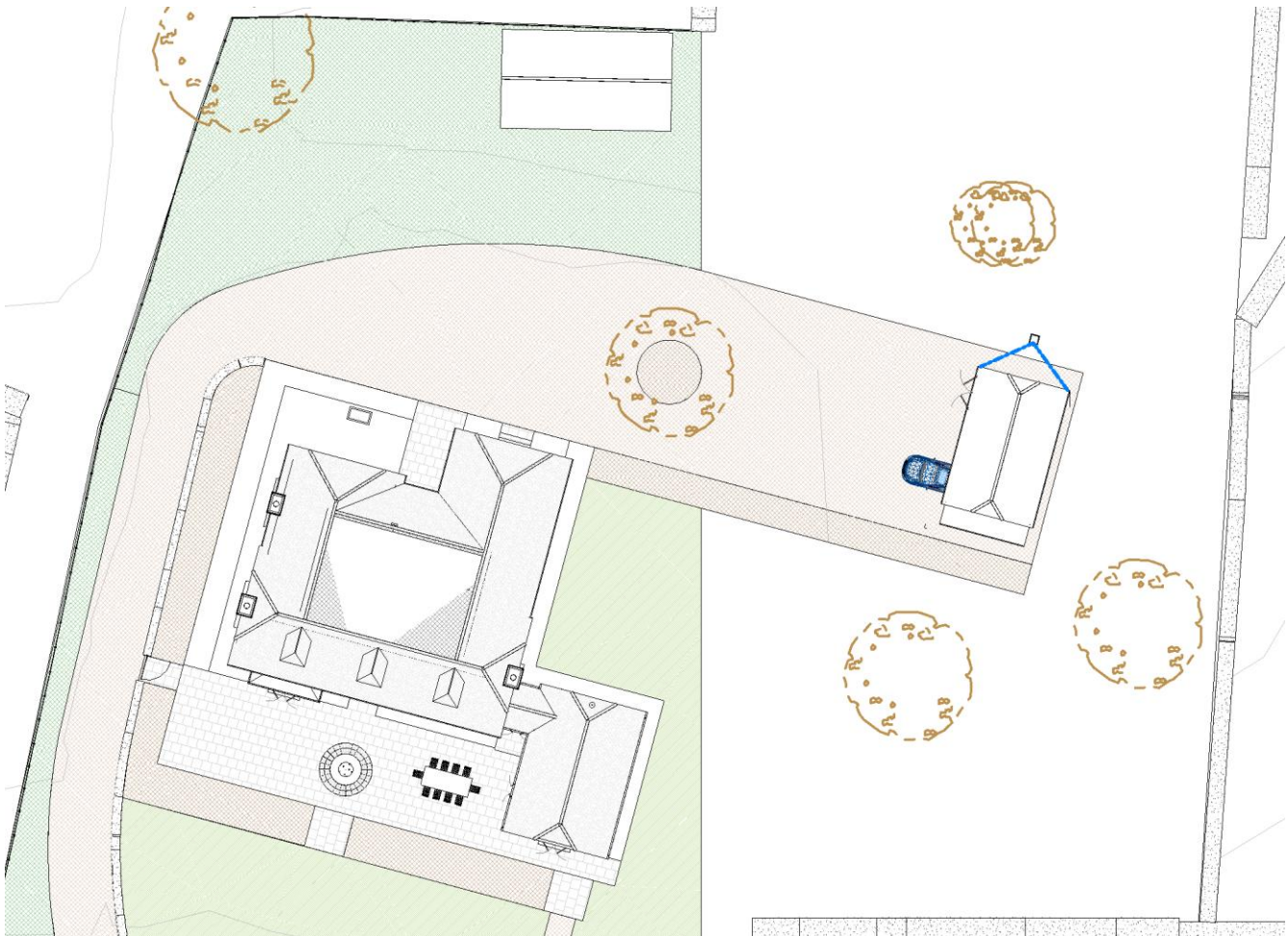


Fig 5: *Enlarged view of rear drive from Proposed Site Plan*

The land designated for the driveway consists of free-draining open loam, and the gravel surface itself also has a naturally permeable structure. As a result, no additional drainage measures are planned for the driveway extension.

## Proposed Garage

The garage is positioned at the end of the driveway, in a location that is well away from any trees on the site. While the foundations will be relatively small, this placement ensures that no tree roots are disturbed during construction.

Additionally, all trees on the site will be safeguarded with appropriate tree protection fencing before construction begins. This fencing will remain in place throughout the building phase and will only be removed once all construction work is complete.

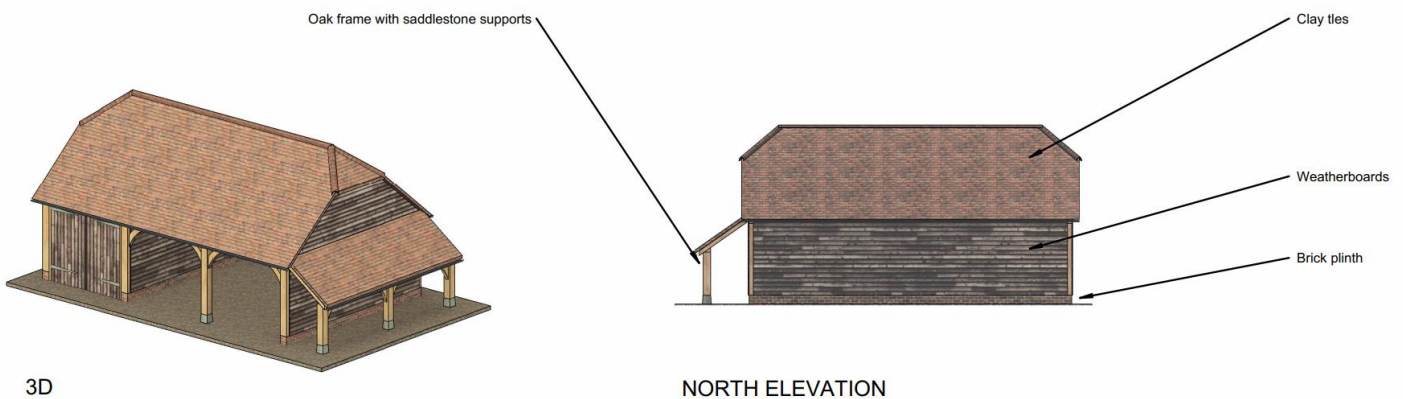


Fig 6: *Garage construction and materials*

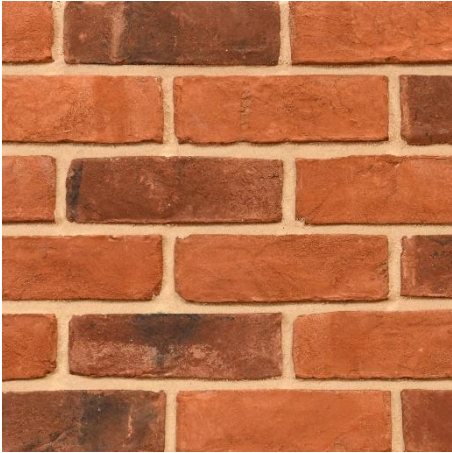
The proposed garage will feature an oak frame construction similar to that of the house, with a low brick plinth and weatherboarded sides. Its roof, clad in matching clay tiles, will complement the house's design.

Full drawings of the garage are provided in Ref 5: *PR3010 Proposed Garage*.

The garage will accommodate three parking spaces, including one covered bay with hinged doors. A small log store will be positioned on the opposite side of the covered bay. Electricity will be supplied from the house to support vehicle charging points.

## Materials

The same materials will be used for the garage as are being used in the approved construction of the house:



'Old Farmhouse' bricks, from All Brick & Stone Ltd

<https://www.allbrickandstone.com/productrange/bricks>

Fig 8: *Proposed Bricks*



Sahtas Weathered Red

<https://sahtas.co.uk/>

Fig 9: *Proposed Tiles*

## Conclusion

This application proposes integrating the unused land behind Eli Cottage with the land surrounding Cross Keys House, creating a unified space with access via an extended driveway running behind the house. The driveway leads to a newly constructed three-bay garage with parking for Cross Keys House.

The proposed design and material selection have been carefully chosen to respect the site's heritage, complement the architecture of Cross Keys House, and to match the character of the local area.

**End of Document**