

Project Erection of a Carriage House for Purposes
Ancillary to the Residential Use at Fox Cottage,
Hatchett Hill, Lower Chute, SP11 9DU

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By Matt Williams DipTP MRTPI, Planning Partner

**BRIMBLE
LEA**

*Chartered
Planning and Architecture*
www.brimblelea.com

PLANNING STATEMENT

1.0 APPLICATION SITE AND PROPOSAL

Site

- 1.1 This application relates to an area of completely hard surfaced land measuring 853 square metres between the existing stables and cart lodge at Fox Cottage. Access to the site is derived from an existing vehicular access which also serves the residential property. The site is within the North Wessex Downs National Landscape. There is a public footpath to the south of the residential property (CFOR2), east of the site, and another public footpath runs further east and north of the property and site (CHUT 13).

Proposal

- 1.2 This application is seeking full planning permission for the erection of a carriage house to park/store the Applicants' private vehicles and therefore purposes ancillary to the residential use of Fox Cottage. The central section is raised to accommodate the Applicants' horse lorry (LGV). The walls will be clad with grey painted timber to match the stables and cart lodge, and the roof will be covered with slate to match the cart lodge.

2.0 PLANNING HISTORY

- 2.1 Planning permission was granted for the stable building in July 2016 (16/04095/FUL) and planning permission was granted for the cart lodge in March 2020 (20/00629/FUL).
- 2.2 Planning permission has also been granted for householder development at Fox Cottage which is not relevant to this application.

3.0 PLANNING HISTORY

Development Plan

3.1 The Core Strategy adopted in January 2015 and the Site Allocations Plan adopted in February 2020 form the development plan for this proposal. The following development plan policies (all from the Core Strategy) are relevant to this application:

- Core Policy 1 (Settlement Strategy)
- Core Policy 2 (Delivery Strategy)
- Core Policy 50 (Biodiversity and Geo-Diversity)
- Core Policy 51 (Landscape)
- Core Policy 57 (Ensuring High Quality Design and Place Shaping)
- Core Policy 62 (Development Impacts on the Transport Network)
- Core Policy 67 (Flood Risk)

Other Material Planning Considerations

- National Planning Policy Framework (December 2024):
 - Chapter 2 (Achieving Sustainable Development)
 - Chapter 4 (Decision-Making)
 - Chapter 5 (Delivering a Sufficient Supply of Homes)
 - Chapter 9 (Sustainable Transport)
 - Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)
 - Chapter 15 (Conserving and Enhancing the Natural Environment)
- Planning Practice Guidance
- North Wessex Downs National Landscape Management Plan 2025 - 2030
- DEFRA Guidance for relevant authorities on seeking to further the purposes of protected landscapes (December 2024)

4.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

- 4.1 The proposed carriage house will be located in-between the stables and cart lodge. Condition 3 of the planning permission for the cart lodge restricts its use for purposes ancillary to the residential use of Fox Cottage and condition 4 of the planning permission for the stables restricts its use for private use only. The Council has therefore already accepted that ancillary/private development in this location complies with the current spatial strategy and it therefore follows that the principle of the carriage house for ancillary use is equally acceptable. A condition can restrict the use of the carriage house for purposes ancillary to Fox Cottage.

Character of the Area and the National Landscape

- 4.2 The site is visually contained by existing buildings and a substantial roadside hedgerow that screens the site from Hatchett Hill. The raised central section of the carriage house will be glimpsed along a very short section of the road. However, where parts of the carriage house will be visible from the road or the public footpath network much further north, it will be seen in the context of existing buildings with matching materials and therefore in-keeping with the character of the area and the North Wessex Downs National Landscape where the Council has already granted planning permission for buildings for ancillary/private use. The proposal therefore complies with Core Policies 51 and 57 and Chapters 12 and 15 of the Framework.
- 4.3 The proposed building design has been chosen to harmonise with the existing buildings and the distinctly rural character of the area to further the statutory purposes of the National Landscape by minimising the impact and avoiding harm to fulfil the duty under Section 245 of the LURA 2023, in accordance with DEFRA's Guidance.

Residential Amenity

- 4.4 There are no residential properties in the vicinity of the application site and the proposed building will nevertheless be used for purposes ancillary to the residential use of Fox Cottage. As such, the proposal will not affect the living conditions enjoyed by local residents in accordance with Core Strategy Policy 57 and Chapter 12 of the Framework.

Highway Safety

- 4.5 The proposed carriage house will be used for purposes ancillary to the residential use of Fox Cottage to park/store the Applicants' private vehicles and will therefore not increase traffic or affect the safety of highway users in accordance with Core Strategy Policy 62 and Chapter 9 of the Framework.

Ecology and Biodiversity

- 4.6 The application site area measures 853 square metres, is completed hard surfaced and does not contain any habitats. The proposal will therefore not affect any protected or priority species and is exempt from Biodiversity Net Gain (BNG). The site is within the hydrological catchment of the River Test/Solent European protected sites although the proposed carriage house is for purposes ancillary to the residential use of Fox Cottage and will not contain facilities for discharging wastewater. As such, the proposed development will have a neutral impact on ecology and biodiversity in accordance with Core Strategy Policy 50 and Chapter 15 of the Framework.

Flood Risk

- 4.7 The application is not within an area at risk of flooding from any sources on the Environment Agency's Flood Map and the Council's Strategic Flood Risk Assessment mapping. Surface water run-off from the roof of the carriage house will be collected in water butts for re-use and residual run-off will be drained to a soakaway, as with the run-off from the stables and cart lodge. The proposed development will therefore not be at risk of flooding and will not increase the risk of flooding elsewhere in accordance with Core Strategy Policy 67 and Chapter 14 of the Framework.

5.0 PLANNING BALANCE AND CONCLUSION

- 5.1 The proposed carriage house will be seen within the immediate context of the stables cart lodge approved by the Council for ancillary/private use and will be in-keeping with these buildings and the distinctly rural character of the area.
- 5.2 The proposal will not lead to any adverse impacts and complies with relevant policies in the development plan and the Council is therefore respectfully requested to grant permission in accordance with the statutory planning balance set out in paragraph 11 (c) of the Framework.