

Our ref: 2022080/SM  
Your ref: PP- 12831624

23 02 2024

South Downs National Park Authority  
Planning Applications  
Winchester City Council  
PO Box 497  
City Offices  
Winchester  
SO23 3DD

Dear Sir/Madam,

Grey Farm House Ancillary Accommodation, Kilmeston Road, Kilmeston,  
SO24 0NJ

This letter and the attached documents are submitted in support of this householders' application for a single storey ancillary studio and home office.

Application drawings are as follows:

- 2023080 E01- As existing site plan;
- 2023080 E02- As existing site sections;
- 2023080 P01- Location plan;
- 2023080 P02 Rev A- Block plan and floor plan;
- 2023080 P03- Elevations; and,
- 2023080 P04- Sections.

Dan Ahern Ecology Preliminary Ecological Assessment.

Also included:

Application, CIL and Core 06 ecosystem forms, submitted electronically.

#### 1-Site Location and Description-

Grey Farm House is a detached house located on the southern end of Kilmeston Village along Kilmeston Lane.

The property is set well back from the street.

It has a clear domestic curtilage and is screened from near distant views by the mature trees and hedges to the south and east as well as a hedged boundary to the west.

The detached property Wilton and its outbuildings lie to the north and the boundary is shared across attached outbuildings.

## **2-Proposals-**

The proposals are for a simple relatively small outbuilding to serve as artist's studio, home office and storage (the internal area being less than 100 sq m).

The new building to be set back from the frontage of the existing house. The new structure will have a low pitched roof.

Materially the building will be cast in more ephemeral subservient palette than the existing mainly brick built house using timber boarding and steel sheet profile roofing.

A preliminary ecological assessment also submitted with this application the findings of which do not raise any concerns over the proposed development and the effect on the setting or ecology.

## **3-Conclusion**

The proposals are sensitive and subservient to the existing house, its setting and landscape context.

The proposals are in line with current planning policies.

We look forward to hearing from you in due course.

Yours sincerely,



Scot Masker, RIBA  
**Director**

