

Planning Statement

Proposal: Discharge of condition 2 of H/22/92199

Site: 4 Oak Vale, West End, Southampton SO30 3SF

Ref: 25463

Client: Sun Wang

Status: Planning

Date: 30/03/2026

1. Introduction

This Planning Statement has been prepared on behalf of the applicant in support of proposals to discharge condition 2 of application H/22/92199 for the;

"Amendments to planning permission H/20/89012 to include: increased dimensions to single-storey front and rear extensions, screening and railings to balcony above rear extension, external alterations, addition of shed, and rear garden fence. (Amended description)."

This application follows an enforcement noticed served on 17/09/2025 taking effect from 17/10/2025.

2. Planning History

H/22/92199 - 4 OAK VALE, WEST END, SOUTHAMPTON, SO30 3SF

Valid date: 07/01/2022

Amendments to planning permission H/20/89012 to include: increased dimensions to single-storey front and rear extensions, screening and railings to balcony above rear extension, external alterations, addition of shed, and rear garden fence. (Amended description).

Type of Application: Householder planning

Status: Decided

Decision: Permit

Decision Date: 20/09/2022

H/20/89012 - 4 OAK VALE, WEST END, SOUTHAMPTON, SO30 3SF

Valid date: 14/10/2020

Single storey front and rear extensions

Type of Application: Householder planning

Status: Decided

Decision: Permit

Decision Date: 08/12/2020

3. Condition 2 of H/22/92199

Notwithstanding the approved plan referenced "Elevations As Approved & As Built Vale002 Rev B (received 30 August 2022)". Within 3 months of the date of the decision notice, details of a privacy screen to the western elevation shall be provided to the Local Planning Authority. The privacy screen shall be no less than 1.8m in height (measured from the level of the balcony). The approved privacy screen shall then be implemented within 3 months of that approval.

Reason: In the interests of protecting neighbouring amenities.

4. Proposal

Replace as erected close boarded fencing panels with Ruby Double Sided PSE Slatted Fence Panel Vertical Pressure Treated Screen to a finished overall height of 1.8m from balcony finished floor level. Link to product below.

https://tradewarehouse.co.uk/products/double-sided-pse-slatted-fence-panel-vertical-pressure-treated-screen?variant=56289720336759&country=GB¤cy=GBP&utm_source=google&utm_medium=cpc&utm_campaign=pmc_all_products&utm_term=&utm_content=&utm_adgroup=&utm_device=c&gad_source=1&gad_campaignid=22448316362&gbraid=0AAAAABUNixMxr6kUrDWgHE-d2ujbh5kpw&gclid=CjwKCAjwvqjOBhAGEiwAngeQnY_sAPWrH_9wegQ1WkMmR2BkS3jra1ut-z1DQgFOuOuvEAbvJzuMxoCYyEQAvD_BwE

Panels are to be fixed to existing railings to avoid damaging in situ coping stones, existing railings are to be packed with plywood level to main posts panels to then be fixed with stainless steel fixings to mid rail, bottom rail and main upright posts.



Panel Specification

- Slat size: 44mm x 19mm
- Gap between slats: 16mm
- Overall thickness: 57mm
- Timber: Scandinavian Redwood
- Timber finish: Planed

5. Photos



- View of as erected close boarded timber fencing from ground level.



- View of as erected close boarded timber fencing from balcony level.