

PLANNING STATEMENT
RETROSPECTIVE PLANNING PERMISSION REQUIRED FOR THE ERECTION
OF A FENCE OVER 1M IN HEIGHT ADJACENT TO HIGHWAY

at

14 Holmesland Drive, Botley, Southampton, SO30 2SH

by Coast Architecture Ltd

May 2026

The proposals for this application are for my clients to obtain retrospective planning permission for the erection of a boundary fence that is over 1m in height where it is adjacent to a highway.

This document lists a number of points below providing justification to retain the fence.

1. The adjoining highway adjacent to the site is limited in its use, serving primarily as a turning head and providing vehicular access to a small number of properties rather than a major through route. The erected fence is set back an appropriate distance from the junction with Downland Close and does not encroach upon the immediate corner or turning area. Visibility for both drivers and pedestrians is not impeded in anyway, and the fence does not cause any obstruction to sightlines when entering or exiting the junction. The fence does not create blind spots or otherwise impact the safe use of the highway.
2. The fence is located along the southern and eastern boundary of the site (side and rear) and does not form part of a principal frontage, limiting its prominence within the wider street scene. It follows broadly the line of the previous boundary treatment, maintaining the established pattern of enclosure at the property.
3. Whilst the fence appears higher when viewed externally, the internal ground levels within the properties private garden areas are raised, meaning the perceived height from within the site is reduced significantly. The use of a solid and robust form of construction has been chosen for practical reasons, including exposure to wind and the need for a durable, secure boundary for a family with young children.
4. The fence does not result in any loss of light, outlook, or privacy to neighbouring properties. It provides a secure boundary, which is particularly important for a family setting with young children, helping to prevent direct access onto the adjacent vehicular route. The level of enclosure also supports privacy and contributes positively to the safe use and enjoyment of the property.
5. Whilst it is acknowledged that the fence exceeds the height limitation allowed under permitted development adjacent to a highway, it does not give rise to any material harm, and it was erected by my clients who were unfortunately unaware of the Councils planning policy. The fence creates no adverse impact on highway safety, visibility, character, or residential amenity and therefore it should be allowed to remain in place.



Fig.1 – Photograph showing the erected fence.