

Vallis, Charlie

Subject: RE: REPRESENTATION AND PROCEDURAL OBJECTION REGARDING APPLICATION L/26/101951

From: Henrik Kindstedt

Sent: 21 September 2026 11:53

To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>

Subject: REPRESENTATION AND PROCEDURAL OBJECTION REGARDING APPLICATION L/26/101951

To

Planning Department (For the Attention of Case Officer: Charlie Vallis)

Local Planning Authority

Eastleigh Borough Council

Planning Application Reference

L/26/101951 (Portal Ref: PP-15167911)

Site Address

3 The Square, High Street, Hamble-le-Rice, Southampton, SO31 4LS

Proposal

Replacement boundary treatment and associated landscaping works to grounds of listed building

OBJECTOR

Resident / Tenant of 4 The Square, High Street, Hamble-le-Rice

SUBJECT

REPRESENTATION AND PROCEDURAL OBJECTION REGARDING APPLICATION L/26/101951

Dear Case Officer,

I am writing as the resident of 4 The Square to submit comments regarding Application L/26/101951. I request that the Local Planning Authority consider the following factual matters and material planning considerations.

I have attached six annotated photographic exhibits (**Exhibits P1–P6**) documenting the physical conditions on site.

1. Inaccuracy of Base Survey & Validation Status (Certificate A)

Certificate Declaration

The application form indicates that Certificate A was signed under Article 14 of the Development Management Procedure Order, declaring sole ownership of all land within the red line boundary.

Anchor Point Discrepancy (Exhibits P2 & P3)

Drawing 101 anchors the proposed boundary line to the outer face of a modern extension wall. As shown in Exhibits P2 and P3, the established physical boundary originates from the main rear wall line of the historic structure, approximately 55cm from that corner step, aligning with an existing boundary post.

Physical Ground Markers (Exhibits P4–P6)

The red line on Drawing 101 forms a straight line that crosses established physical markers on site, including a row of historic fence posts, a 50+ year-old concrete base and an established hedge serving No. 4.

Procedural Requirement

Because the red line encompasses land outside the applicant's sole de facto ownership, formal Notice should be served under Certificate B pursuant to Section 65 of the Town and Country Planning Act 1990 prior to validation and determination.

2. Material Planning Considerations - Scale and Impact on Amenity

Enclosure Scale

Drawing 201 and the Northern Elevation detail the proposed installation of up to 2.0m high panel fencing with concrete gravel boards and posts, alongside 1.8m high timber hit-and-miss fencing and a 1.8m bifold gate.

Residential Amenity

Erecting 1.8m to 2.0m solid timber fencing and gate structures along this line directly adjacent to the rear living space and garden of 4 The Square creates a substantial physical enclosure, resulting in a loss of outlook and reduced natural light to the immediate amenity area.

3. Conflict Between Proposed Plans and Existing Landscaping

Stated Intent vs. Execution

Drawings 201 and 203 note that the *"Existing fence and hedge to be retained"*.

Physical Constraint (Exhibits P4 & P5)

Exhibit P5 shows that the mature hedge sits immediately adjacent to the post line on No. 4's side. Installing panel fencing, concrete posts, and gravel boards along the red line indicated on Drawing 201 would require excavation through the root space of the hedge, rendering its retention physically impractical.

4. Heritage Context (Grade II Listed Building & Conservation Area)

Section 7.2 of the submitted Design, Access, Planning and Heritage Statement states that the proposal avoids a continuous solid enclosure.

However, the Northern Elevation plans confirm a continuous line of 2.0m panels, 1.8m solid fencing, 1.8m bifold gates, and 150x150mm timber pergola posts. Modern panel fencing and concrete gravel boards in this close arrangement are out of character with the setting of the Grade II listed building and the wider Hamble Conservation Area.

Conclusion

We request that the Local Planning Authority:

- 1) Re-examine the validation of Application L/26/101951 in light of the survey discrepancies and ownership certificate requirements.
- 2) Refuse Listed Building Consent and Planning Permission in its current form due to the impact of the proposed boundary height and materials on residential amenity, impact on trees, overdevelopment, visually intrusive, external design, layout and appearance and the historic setting.

Yours sincerely,

Henrik Kindstedt and Elizabeth Berry

Residents, 4 The Square, High Street, Hamble-le-Rice, SO31 4LS