

MR CHRISTOPHER FAIRLIE
4 ROTHER CLOSE
WEST END
SOUTHAMPTON
SO18 3NJ

Application	H/25/99524
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Friday 1 August 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/25/99524

In pursuance of their powers under the above Act and in accordance with your application received on Monday 9 June 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replace an existing 1800mm high close board fence and concrete posts, which follows the ground level as it drops away from the footpath on Townhill Way, with a new fence starting at 1800mm high, but continuing out level. The proposed new fence will be wooden close board with concrete posts.

Site: 4 ROTHER CLOSE, WEST END, SOUTHAMPTON, SO18 3NJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location Plan
 - Block Plan
 - Existing Site Plan
 - Proposed Site Plan
 - Existing and Proposed Fence Elevations.Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: Hedgehog holes (13 x 13 cm minimum) should be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden. If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. If removed, these areas should be cleared by hand, not using a digger, to allow animals time to escape. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801 or on the website at <https://www.britishhedgehogs.org.uk/found-a-hedgehog/>.

Note to Applicant: It is likely that the large pine tree that is present on site is protected by a Tree Preservation Order and any harm to its roots would constitute a breach of the Order.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes