



Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

BY ONLINE SUBMISSION

18 June 2025

Dear Sir/Madam,

**LAND TO SOUTH OF ROEMEAD DRIVE AND DONOVAN WAY, YAPTON, BN18 0ZE
FULL PLANNING APPLICATION FOR 2NO. DWELLINGS**

I write on behalf of my client, Miss Wallace, in respect of the Site on Land to the South of Roemead Drive and Donovan Way, Yapton. Please find enclosed a Full Planning Application for the construction of 2no. residential dwellings- one dwelling adjoining 35 Roemead Drive (originally approved as Plot 32) and the other adjoining 26 Donovan Way.

The Site

The application Site comprises of an existing two-storey, end of terrace property at 35 Roemead Drive and a further end of terrace property 26 Donovan Way, both of which were permitted under application ref: Y/72/20/RES.

The Arun District Council Local Plan Policies Map locates the Site outside of the built confines of Yapton; however the Yapton Neighbourhood Plan (adopted 2023) amends the boundary of the Yapton Built Up

Area. Consequently, the Site now falls within the confines of Yapton as defined in the Neighbourhood Plan (NP). NP Plan Policy BB1: Built Up Area Boundary supports the delivery of new housing within the built-up area boundary in principle.

The Site is surrounded by other residential properties to the north, east south and west. Beyond the Site, the area is largely urban in character with the built up area of Yapton located to the east of the Site. To the north-east of the Site, the area becomes more rural in character with a mix of linear built development along Yapton Road (B2233) and large, open agricultural fields.

Background and Planning History

In January 2023 planning permission was granted for the erection of 9no. dwellings and the extension of the garden areas for existing permitted the residential dwellings along the southern boundary of the Site (permitted under Y/72/20/RES).





The Site the subject of this planning application formed part of the area permitted for garden extensions. This is shown on the Site Layout above.

Part of the Application Site has been the subject of two other relevant previous planning applications:

In 2023 permission was refused for the erection of a 2 bedroom, 2-storey detached house (ref: Y/83/23/PL) located to the south of No.35 within the newly extended garden area. The application was refused for the following summarised reasons:

1. The proposal would appear out of character with the established spatial plan of the area and would result in harm to the character and appearance of the street scene
2. The proposal would appear as harmful overdevelopment of a natural open buffer purposely left as green open space between developments
3. The applicant has failed to provide sufficient ecological details, mitigation and enhancement measures to demonstrate there would be no unacceptable impacts upon habitats

In 2024 permission was subsequently refused for the erection of a two storey side extension (ref: Y/6/24/HH) also located to the south of No.35, within the newly extended garden area. The application was refused for the following reasons:

1. The proposal would appear out of character with the established spatial plan of the area and would result in harm to the character and appearance of the street scene
2. The extension would present harmful overdevelopment of the existing property which would not be subservient to its existing scale.
3. The proposal would appear as harmful overdevelopment of a natural buffer purposefully left as green open space and private gardens between developments
4. The applicant has failed to provide sufficient information to determine that the development can sustainably drain surface water. As such it has not been demonstrated that it would not increase flood risk elsewhere.



An Appeal was made against the refusal of planning permission. This Appeal was 'Dismissed' in January 2025 (ref: APP/C3810/W/24/3347560). However, the Inspector made the following points which are relevant to the revised design which is the subject of this pre-application request:

- Although the proposal's location at the end of Roemead Drive would reduce its prominence along the approach to No.35, the ground level declines towards the adjacent residential estate of Bonhams Field and the dwellings are situated at a lower ground level than the proposal Site.
- The proposed extension would form a prominent addition that would adversely disrupt the regimented building line along the estate edge.
- Provision of matching materials and a half-hipped roof would not sufficiently mitigate the harmful impact on the character and appearance of the area.
- I accept that the proposed two-storey side extension would be sited on land recently approved as additional private garden area for No.35. The main parties agree that permitted development rights would allow for extensions to the side and rear of No.35.
- A flood risk and drainage statement has been provided with the appeal; however, the Council's drainage engineer raised an objection and suggested a potential option of discharging surface water into the estate's SUDS scheme. The appellant provided a letter from the management company confirming they grant consent for the appeal site to connect into the existing SUDS. It was therefore determined that the proposal would provide appropriate surface water drainage without increasing flood risk elsewhere.

Development Proposals

The development proposes the construction of 2no. attached dwellings- one to the southern side of 35 Roemead Drive (Plot 32) and one to the southern side of 26 Donovan Way (Plot 50). Each property would be of a 2-storey form and constructed of matching materials to the existing dwelling. 2no. parking spaces are proposed to the front of each dwelling.

The Applicant is currently in discussions with Arun District Council about the provision of both homes as affordable. Both dwellings would be constructed to meet Building Regulations Part M4(2) Standards.



Principle of Development

The Site is located within the built confines of Yapton, as defined within the Neighbourhood Plan. NP Policy BB1 supports the principle of new residential development in this location, and no objections have ever been raised by the Local Planning Authority to the principle of new residential development at the Site.

Further, Arun District Council cannot currently demonstrate a 5 year housing land supply and in the 2023 Housing Delivery Test (published December 2024), the council had only delivered 70% of its required housing need over the previous 3-year period.

Consequently, the 'balance in favour of sustainable development' is engaged in decision making in accordance with NPPF para 11. For decision taking this means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:

- i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Both of the proposed homes would be wheelchair adaptable (Building Regulations Part M4(2) compliant). This would deliver additional benefits through the provision of (potentially affordable) wheelchair adaptable homes which would weigh in favour of the proposals.

It is the case of this submission that the proposals are a sustainable form of development, and the benefits of the proposals would significantly outweigh any adverse impacts.



Design

The proposed development seeks the construction of an attached two-storey, end of terrace dwelling to each of the existing dwelling houses at 35 Roemead Drive and 26 Donovan Way.

The Site at 35 Roemead Drive has been the subject of previous planning applications. The proposals have been designed to take into consideration the previous matters raised by the Local Planning Authority and the Inspector's conclusions within the recent Appeal decision.

The design of the new dwelling adjoining 35 Roemead Drive has been amended to appear as a 'book end' to the terrace, similar to other streets within the residential development. It is proposed to match the scale of the existing terrace and be the same width and depth as the adjoining dwelling. The proposed fenestration would match the fenestration of the existing properties ensuring that the visual appearance of the proposed dwelling is in keeping with the character of the street scene.

The 'book end' design would mean that the proposed roof form would differ from the existing row of dwellings and is proposed to have front and rear gable ends with a hipped roof on the southern side elevation. This would be in keeping with the other end of terrace properties to the north and east of the Site. The hipped roof would also reduce the visual impact of the dwelling on the neighbouring occupiers to the south.

In respect of the dwelling adjoining 26 Donovan Way, the roof form mimics that of the existing dwelling, with a gable ended design and matching in form and scale to the existing dwelling. This would allow the dwelling to visually integrate with the existing development.

The application submission is supported by an accurate CGI model (utilising approved ground levels) to illustrate the scale of the dwelling from the closest neighbouring property to the south. It is considered that these design changes adequately addresses the comments previously raised by the Inspector.



It is noted that the Inspector raised a concern that the proposed development would adversely disrupt the building line along the estate edge. However as noted within the Appeal decision, the proposed development would be located within garden to the existing dwellings. The properties benefit from full Permitted Development Rights which would allow for the construction of single storey extensions and outbuildings within the side garden area of the dwelling. This in itself would result in a disruption of the building line.

As set out above, the proposed dwellings have been sensitively designed to reflect the design and style of other end of terrace properties and as such would not look out of place. The development would therefore represent a betterment in design terms to development that could be constructed without the requirement of an application for planning permission.

Overall the scale, form and design of the proposed dwellings would result in a visually acceptable form of development that is in keeping with the character of the street scene and the character and appearance of the wider area.

The application is also supported by landscaping plans which show the retention and extension of the existing native hedgerow and the planting of additional trees. This would provide a soft edge to the proposals and would enhance the boundary with properties to the south to the benefit of visual amenity.

Residential Amenity

The proposed dwellings would be attached to the requisite neighbouring properties to the north. Both dwellings are designed to sit exactly in line with the existing front and rear building lines and therefore would not have any impact upon the attached neighbours in terms of their form and scale. Both dwellings include windows to the rear elevation which would overlook existing rear garden areas; however, the level of overlooking would not be beyond that expected within an urban area.

The closest neighbour to the south is located on Armitage Close. The rear elevation of the property would face onto the side wall of the proposed new dwelling adjoining 26 Donovan Way. The Arun Design Guide (2024) seeks a separation distance of 14m in rear to side arrangements. The proposals



comply with this requirement and do not include any windows to the side elevation. These factors would prevent an unacceptable level of harm being caused to the residential amenity of the closest neighbouring property to the south.

Highways and Parking

Paragraph 116 of the NPPF sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe.

The proposed scheme seeks create additional parking spaces to the front of the proposed dwellings to accommodate 2no. on plot parking spaces per dwelling. The proposals would retain the parking for the existing dwellings.

Overall, the proposed scheme would not result in a severe unacceptable impact on highway safety, and the proposed development would provide sufficient on-site parking to accommodate the proposal.

Ecology and BNG

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) makes Biodiversity Net Gain (BNG) a mandatory requirement for new development in England. Development must deliver a BNG of 10% to ensure that proposals will result in more or better-quality natural habitat than there was before development.

The application is supported by a Biodiversity Net Gain Assessment which concludes that whilst some of the BNG requirement can be delivered on Site, it will be necessary to purchase credits for 0.05 habitat units to achieve the required 10% BNG; however, the proposals provide for a 71.2% increase in hedgerow units. This can be secured through conditions or a Legal Agreement attached to any planning permission.



The above notwithstanding, the Government has announced that Sites of less than 0.2ha will be exempted from BNG requirements. It is expected that this exemption will be enacted in May 2026 and therefore by the time of determination BNG may not be required for the Application Site.

Application Fees

The application fee for a development of 2no. dwellings is £1,220. This has been paid through the Planning Portal.

Next Steps

I trust the above and attached is sufficient for this application to be registered and validated; however, should you require any additional information, please do not hesitate to contact me.

Yours Sincerely,

Kate Holland BSc MA MRTPI
Managing Director