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14th May 2026

Abbie Brennan
33 Roemead Drive
33 Roemead Drive
BN18 0ZE

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/18/26/PL
Site Address: Land adjacent to 35 Roemead Drive and 28 Donovan Way Yapton
Description of works: Construction of 2 No residential dwellings- one dwelling adjoining 35 Roemead Drive (originally approved as Plot 32) and the other adjoining Plot 50 which is accessed from Donovan Way. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 13th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83499

I wish to object to the proposed application for the construction of 2 No. residential dwellings on land adjacent to 35 Roemead Drive and 28 Donovan Way, Yapton.

I am the resident of 33 Roemead Drive, immediately neighbouring the proposed development, and I have significant concerns regarding the impact this application would have on neighbouring properties and the surrounding area.

Firstly, I believe the proposal represents overdevelopment of the site. The addition of two further dwellings in what is already a densely developed area would result in a cramped form of development that is out of keeping with the character and spacing of surrounding properties. The proposal appears to prioritise maximising the number of units rather than maintaining appropriate residential amenity and adequate open space.

This is now the third application brought forward by the applicant in relation to developing this land, which gives the clear impression of continued intensification of the site primarily for personal financial gain rather than in the interests of balanced and sustainable development. Residents are increasingly concerned that the area is being incrementally overdeveloped beyond what the local infrastructure and surrounding neighbourhood can reasonably accommodate.

I also have serious concerns regarding flooding and drainage. Flooding and surface water issues are already an ongoing problem within the local area, particularly during periods of heavy rainfall. The addition of further hardstanding, roofing and development on this land is likely to increase surface water run-off and place additional pressure on an already strained drainage system. I do not believe sufficient evidence has been provided to demonstrate that the development will not worsen flooding conditions for neighbouring residents. In addition, the proposed dwelling adjoining 35 Roemead Drive is likely to result in a loss of light and

overshadowing to my garden and neighbouring outdoor spaces. This would negatively affect residential amenity and enjoyment of our property, particularly during afternoon and evening periods when sunlight to the garden is most important.

There are also concerns regarding loss of privacy and the overbearing impact of additional buildings so close to existing homes. The proximity of the proposed dwellings to neighbouring boundaries could lead to overlooking and an increased sense of enclosure for existing residents.

Furthermore, additional residential development in this location will inevitably increase traffic movements, parking demand and congestion on surrounding estate roads, which are already heavily used. This may create additional highway safety concerns for residents, pedestrians and children within the estate.

Overall, I believe the proposal would have an unacceptable impact on neighbouring amenity, would exacerbate existing flooding concerns, and constitutes an overdevelopment of the site. I respectfully request that the application be refused

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>