

27th May 2026

Craig Edmonds & Vicky Prince
11 Armitage Close
Yapton
Arundel
BN18 0TQ

Case Officer: Nicola Spencer
Telephone: 01903 737945
Email: nicola.spencer@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 26th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83691

We are the owners of No 11 Armitage Close, and directly impacted by the proposal - particularly by the new dwelling proposed in Donovan Way.

We strongly object to this latest application for the following reasons:

- The cover letter stated "The closest neighbour to the south is located in 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 proposals would prevent an unacceptable level of harm being caused to the residential amenity of the closest neighbouring property to the south". We live in that closest neighbouring property - we measured from the rear of our house to our fence which would be adjacent to the proposed new dwelling, it's 11 meters long. We're aware that the dwelling would need to be at least 1m from our fence (accounting for the hedgerow), that's a max of 12 meters. We're not sure where the applicant intends to find the other 2 meters from as that plot of land is just over 5 meters wide - has anyone from the planning dept actually been out to assess? We therefore believe that they can't claim that they're preventing "an unacceptable level of harm being caused-".
- The cover letter stated that the "application submission is supported by an accurate CGI model (utilising approved ground levels) to illustrate the scale of the dwelling to visually integrate with the existing development.", and yet there was no CGI view provided to show the impact on our property at 11 Armitage Close, where we will see the majority of the impact of the differing ground level heights as the development in

Donovan Way is significantly higher than the ground level in Bonham's Field. We suspect it's because the view didn't support their application!

- The cover letter states that both properties are to be attached - this is not accurate, the property in Donovan Way is detached according to the plans
- We purchased our property in June 2025, on the basis that the areas surrounding the house had already been developed and that planning permission had been declined for building on the strip of land behind our boundary - specifically so that it could remain a green area for the benefit of the development and residential area. A new dwelling this close to boundary of our property will encroach on our space dramatically and be overbearing, particularly with the height difference in ground levels, significantly impacting our enjoyment of what we'd purchased to be our forever home.
- A new dwelling requires significant build and construction, this build would also be complicated by the water pipes we've now learned are below the area proposed to be built upon. We are very concerned about the potential structural damage to our property - particularly the garage which is significantly closer to the boundary than the rear of our house (c3m). Not to mention the noise, dust, potential for damage to fences (which is not ideal when you have 2 dogs who enjoy any opportunity to escape).
- Given how recent the developments are, we're trying to understand why this land wasn't used in the original plans for housing? There must have been good reason to retain the open space - we don't understand how that could have changed in such a short time.

In summary, we strongly object to the application based on the rationale above. We have photographs available on request to demonstrate how close this new dwelling would be and the significant impact it would have.

Kind regards,
Craig & Vicky

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>