

16th February 2026

Yapton Parish Council
Lauren Bailey
Yapton and Ford Village Hall Room 4
Main Road
Yapton
BN18 0ET

Case Officer: Susan Haley
Telephone: 01903 737694
Email: susan.haley@arun.gov.uk

Dear Sir/Madam,

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

Application No: Y/1/26/HH
Site Address: 34 Downview Close Yapton BN18 0LD
Description of works: First floor extension.

Thank you for your internet representation made on 16th February 2026 which has been recorded as an objection with the comments as follows:

OWPC81390

Yapton Parish Council objects on the basis of inappropriate massing and size for the plot as a prominent corner plot.

The proposed extension doubles the size of the dwelling where it is a first floor addition on an existing ground floor extension, making the house significantly larger in mass and appearance to the general streetscape within Downview Close/Way. A smaller extension would be deemed acceptable but not at the current massing.

The western elevation is overbearing in roofing materials and elevational treatment. It is very visible in streetscape terms and will negatively impact the the visual amenity of Downview Close and Downview Way.

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 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.

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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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>