

6th July 2026

Helen and Christopher Hayward
8 Downview Road
Yapton
Arundel
West Sussex
BN18 0HS

Case Officer: Nicola Spencer
Telephone: 01903 737945
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Dear Sir/Madam,

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

Application No: Y/31/26/PL
Site Address: 2 Downview Road Yapton BN18 0HS
Description of works: Erection of terrace of 3 No. town houses with gardens and parking spaces (resubmission following Y/5/26/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 6th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84583

I wish to object to the above planning application on the following material planning grounds:

1. Loss of Privacy

The proposed three- storey terrace will directly overlook my front garden and parts of my home. This conflicts with Arun Local Plan Policy D DM1, which requires development to protect the privacy and amenity of neighbouring residents, and NPPF 130(f), which requires a high standard of amenity for existing users.

2. Overshadowing and Loss of Daylight

The height and massing of the three- storey terrace will significantly reduce daylight to my home and garden. This is contrary to Policies D DM1 and D SP1, which require development to avoid unacceptable overshadowing and respect residential amenity. No evidence has been provided to show compliance with BRE daylight and sunlight guidance.

3. Design, Character, and Heritage

The existing terrace row (1939) has a coherent architectural character. The proposed design and materials are not in keeping with this established streetscape. This conflicts with Policies D SP1, D DM1, and HER DM1, which require development to be sympathetic to local character and to preserve heritage assets and their setting. The proposal disrupts the historic rhythm and proportions of the terrace.

4. Highway Safety

Traffic levels in the village have increased significantly, and exiting Downview Road is already hazardous. The proposal introduces two new access points exactly where large numbers of pedestrians walk to the village and school. This conflicts with Policies T SP1 and T DM1, which require safe and suitable access for all users, and NPPF 111, which states development should be refused if it results in an unacceptable impact on highway safety.

5. Traffic and Parking Pressure

Although eight parking spaces are proposed, the entry and exit points feed directly onto congested roads. Overflow parking from visitors, deliveries, and multi- car households will worsen congestion and reduce visibility. This conflicts with Policy T DM1 and the Arun Parking Standards SPD, which require parking provision that does not displace vehicles onto surrounding streets or worsen highway conditions.

6. Overdevelopment and Scale

Placing three large, three- storey houses into a medium- sized garden constitutes overdevelopment. This conflicts with Policies D SP1 and D DM2, which require development to respect local scale, massing, and density. The proposal overwhelms neighbouring properties and is not appropriate for the plot.

7. Appearance and Materials

The proposed materials do not reflect the established palette of the terrace row. This conflicts with Policy D DM1 and the Arun Design Guide SPD, which require materials to be appropriate and complementary to the local area, and with NPPF 130, which requires development to be sympathetic to local character.

8. Wildlife and Protected Species

Bats fly nightly across the gardens and trees adjacent to the site. As a European Protected Species, any potential roosting habitat must be properly assessed. This conflicts with Policies ENV DM1 and ENV DM5, which require development to protect biodiversity and important trees, and NPPF 180, which requires avoidance of harm to protected species. Removing the garden and adding hard landscaping will also harm hedgehogs, foxes, and other wildlife.

Summary

The proposal conflicts with multiple Arun Local Plan policies, the NPPF, and established design and biodiversity guidance. It represents an overbearing, out- of- character, and unsafe development that would negatively affect privacy, light, heritage, traffic flow, pedestrian safety, and local wildlife. I therefore strongly object to the application.

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>