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Your Ref:
Our Ref: Y/58/10/
Please ask for:
Mrs A Stroud

7th September 2010

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Outline application for 1 no dwellinghouse and associated works.
Land south of 34 Downview Close Yapton

Thank you for your internet comments made on 7th September 2010 and recorded as follows:

The Planning Committee of Yapton Parish Council has considered this application and the Parish Council wishes to register an objection on the following grounds:- ☐

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1) The construction of another property within the curtilage of 34 Downview Close in such a small area of land represents an overdevelopment. ☐

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2) It is an inappropriate development on garden land which does not comply with the recently amended policy PPS3 in relation to separate development within existing gardens. ☐

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3) It will affect the level of daylight and privacy on an adjacent property in Downview Road. ☐

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4) It would require removal of a large 'willow type' tree located in the existing front garden. It would appear that the applicant has overlooked the tree in Section 15 of the planning application, Trees and hedges. There are few similar sized trees on this estate and the willow tree adds to the character of the area. ☐

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5) The proposed property would have no garden area at the front; the plans indicate the whole area would be used to provide hard standing and access to the garage. ☐

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6) The estate has suffered in the past from serious drainage problems due to the poor specification and location of the drainage system when the homes were originally constructed. This culminated in remedial work eventually being undertaken by WSCC. The drainage is private and will not be adopted by Southern Water as it is laid beneath residents' gardens rather than beneath the adjacent road system. In Foul Drainage, Section 11 of the application, the applicant has stated that the building will connect to the main sewer rather than the existing drainage system. The main sewer is located in Burndell Road so this is not likely to happen due to financial reasons and the existing drain will be used which will exacerbate problems experienced in the past by existing residents. The proposed building will also be located over the main drainage system. ☐

PCrep

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7) On street parking at this location is at present very high and a further property would increase the present excessive on street parking which impacts on the appearance of the estate. ☐

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David Tansley ☐

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Clerk of Yapton Parish Council ☐

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the file please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy