

26th March 2026

Michael Morrison
40 Downview Road
Yapton
BN18 0HJ

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/5/26/PL
Site Address: 2 Downview Road Yapton BN18 0HS
Description of works: Erection of terrace of 4 No town houses with gardens and parking spaces. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 26th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82411

I strongly object to this application for the following reasons.

The proposed houses being immediately to the south of No.2 Downview Road would be too high to allow enough light into No.2 and would cast its garden in shade.

They are too near the road.

They would be heavily overlooked by the flats opposite.

They would overlook the flats opposite and No.2 reducing the privacy of neighbours.

They have insufficient parking spaces allocated to them (only one per house),

The access to Burndell Road from the parking spaces is highly dangerous due to the high brick wall to the east of the sight that extends to the pavement.

There is little or no scope for on road parking due to high kerbs and the business of Burndell Road.

The loss of visibility for egress from Downview Road which has already been reduced by the recent erection of the six foot high fence would worsen and increase the danger of collisions.

The incapacity of the Downview Road to absorb overspill from surrounding developments.

The height and massing of the proposed houses.

The loss of open space.

The overdevelopment of Yapton has contributed to grid lock on surrounding roads.

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>