

2nd September 2025

James O'Brien
52 OCEAN DRIVE
FERRING
WEST SUSSEX
BN12 5QP

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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: FG/101/25/PL
Site Address: 4 South Drive Ferring BN12 5QS
Description of works: Erection of replacement dwelling together with reprofiling of the site and installation of new boundary to front of site. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 2nd September 2025 which has been recorded as an objection with the comments as follows:

OWPC78449

RE: 4 South Drive, Ferring
Planning Ref FG/101/25/HH

My wife and I own and occupy 52 Ocean Drive, and I am writing to comment on the above planning application which would have a significant impact on our property and other properties in the vicinity.

We acknowledge that a replacement dwelling is required on the site, but the scale of the proposed dwelling is too large.

The proposed development would have an overbearing effect on our single storey bungalow due to the bulk of the new building. There would be a tall 1 storey building within 3 m of our boundary resulting in loss of light. There would be windows at first floor level on the North elevation which would overlook our garden resulting in loss of privacy.

The proposal does not conform to Local Plan policies D DM1 or D DM4. The proposed dwelling is not in character with the original dwelling. The scale of the proposal would have an adverse overshadowing, overlooking and overbearing effect on neighbouring properties including our own and would compromise the established spatial character of the area.

The proposed development would result in a dwelling which would be at least twice the size of the existing property with a significantly higher roofline.

If you are minded to grant permission, we request that mitigating measures are imposed by way of conditions:

- All first-floor windows on the North and East elevations to be non-opening and fitted with obscured glass.
- Limits to working hours, preferably 8am to 4pm weekdays only.

- Dust mitigation measures especially during demolition (our property is downwind of the prevailing wind).
I trust that you will take all these concerns into account and refuse this application in its present form.

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>