

10th September 2025

Mark Johnson
Ocean Drive
Ferring
BN12 5QP

Case Officer: Harry Chalk
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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: 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 9th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78721

1. Overdevelopment and Harm to Local Character

The proposed replacement dwelling is excessive in scale, bulk, and massing compared to neighbouring properties. South Drive is characterised by well-spaced, modest-scale dwellings set within landscaped plots. The proposal's height, footprint, and dominant form would erode this established character, contrary to Arun Local Plan Policy D SP1 and Ferring Neighbourhood Plan design guidance.

Precedent: In APP/Y9507/W/23/3311021 (Amberley, West Sussex), the Inspector dismissed a replacement dwelling of excessive scale in a low-density area, citing harm to the prevailing character and setting.

2. Loss of Privacy and Amenity

The proposed siting and fenestration risk direct overlooking of neighbouring gardens and habitable rooms, particularly to the . This would cause unacceptable harm to residential amenity, contrary to Policy D DM1.

Precedent: APP/C3810/W/22/3309123 (Rustington) - Inspector refused a scheme where new upper-floor windows caused overlooking, even with partial screening.

3. Site Reprofiling and Drainage Risks

The proposed reprofiling could alter natural drainage patterns, increasing surface water run-off towards neighbouring plots. No robust sustainable drainage strategy has been provided.

Precedent: In Horam, East Sussex (Wealden DC, March 2025), the Planning Inspector upheld refusal where foul drainage infrastructure was inadequate, confirming that drainage concerns justify refusal or strict conditions.

4. Boundary Treatment and Streetscape Impact

The proposed new front boundary, with unspecified height and materials, risks creating a visually intrusive feature inconsistent with the open, green frontages that define South Drive. This could harm the street scene and set an undesirable precedent.

Precedent: APP/C3810/D/21/3271123 (Chichester) - Inspector required boundary revisions to preserve the open character of the street.

5. Lack of Justification for Demolition

No evidence has been provided to show the existing dwelling is beyond viable repair or adaptation. The NPPF encourages retention and adaptation of existing buildings where possible to reduce environmental impact.

Conclusion For the reasons above - overdevelopment, harm to character, loss of amenity, drainage risks, and inappropriate boundary treatment - I respectfully request that this application be refused or significantly amended.

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>