

19th January 2026

Martin Self
24 Brook Lane
Ferring
Worthing
West Sussex
BN12 5HZ

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: FG/155/25/PL
Site Address: Land between 11A The Grove and 30 Brook Lane Ferring BN12 5HZ
Description of works: Erection of 1 No 1-bedroom self build house with associated parking & private outdoor amenity space. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 16th January 2026 which has been recorded as an objection with the comments as follows:

OWPC80937

The plot is too small and the wrong shape to accommodate a house and private garden, The development would be too cramped and would damage the character of nearby properties and gardens.

The small size of the plot means the garden depth approx 3 metres would fail to meet the recommendations of the Arun Design Guide of 10.5 metres. This tiny sunken amenity space would be bounded on 3 sides by a 1.8 metre fence and the north elevation of the house meaning the sunken garden would be in perpetual shade.

The development would be detrimental to the residential amenities of adjacent homes. It would be too close to 28/30 Brook Lane, approx 5 metres. The east elevation runs almost parallel to my garden (party) wall and will be overbearing and mean a loss of open outlook from our home and garden. All we would see would be a rendered wall and a tiled roof.

I am extremely concerned that the plans also show a 1.8 meter high fence at the northern boundary adjoining our "right of way" driveway. The plans show that this runs right up to the edge of The Grove, This creates an extremely dangerous junction for us exiting our parking area and joining The Grove as we would have no visibility to our left at this pinch point in the road. This would affect our safety and the safety of other drivers and pedestrians.

Finally, I am concerned that the plans indicate that the property and garden will be "sunk" to reduce the height of the house. What assurance will there be that this will not have a detrimental effect on our adjoining garden (party) wall, our patio, the driveway, and the junction with The Grove.

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>