

23rd January 2026

Maggie Dolan
24 Brook Lane, Ferring
Worthing
Please select a region, state or province.
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 22nd January 2026 which has been recorded as an objection with the comments as follows:

OWPC81040

I object to this application on the same grounds that the previous applications were refused (see FP/46/21/PL, FP/13/23//PL).

The site is insufficiently large to accommodate a dwelling and required amenity space without detriment to occupiers and neighbours alike.

Lowering the building 60cms below ground level will not change the fact that the site is much too small and this application, like its predecessors, remains an unduly cramped form of overdevelopment on a much too small site.

The proposed development has been moved even closer to the rear boundary of 28/30 Brook Lane than the previously rejected applications which were already deemed too close.

What are the drainage/flooding/subsidence implications for the proposed new dwelling as its ground floor will be below ground level and its garden space will be sunken? How will the stability of the right-of-way access across the north boundary (next to the sunken area) and the hard standing to the rear of 24's garden be kept structurally sound?

I respectfully request that our planning laws be applied and that this application should be rejected on the same grounds as its predecessors.

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>