

26th January 2026

Nick Greenwood
12 the grove
Ferring
Worthing
West sussex
Bn12 5ja

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 25th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81060

This is a contrived design trying to fit a dwelling on a site that is too small and out of place with the other dwellings in the grove and surrounding estate. The site plan is not correct as the applicant owns freehold of 26/28 Brook Lane and has not been shown in blue on site plan. The development does not meet your design standards in many ways the surface water drainage on this tight site with a sunken ground floor will have to go to foul sewer no room for Suds drainage as specified. The parking shown dominates the house frontage. The house could be classified as 2 bedroom as study is bedroom size. The back garden will not be private but overlooked. The building is in front of building line of the grove. The side front gates and front faced are 1.8m high and out of keeping. No consultation has been carried out by owner with affected neighbours. No overall height and external dimensions have been shown or accurate setting out dimensions on such a small plot. Having a sunken ground floor and internal steps does not comply with part M of the building regulations and ground floor wc is also too small under part M. The first floor bedroom windows are shown as fixed shut and opaque up to a height of 1.7m off floor when you scale drawings window head is about 1.7m off floor means bedroom would have no clear windows or natural ventilation. The proposed gates and back garden fence would make it impossible for me to park my car and result in 2 cars having to be parked on the road which has very limited parking. If developments like this were allowed around the private estate it would completely ruin the estate character.

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>