

2nd February 2026

Wendy Dunham
1 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 30th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81174

I would like to object to the proposed application for the followings reasons

The proposed plan is for a house, there are no houses in the Grove, the properties are all bungalows, some with loft conversions. The house will be out of character and appearance for the close.

The Grove does not have sufficient space for further properties whether building new properties or the attempt of changing garages into properties. The Grove has reached its capacity for dwellings within the close.

The roof is to be higher than all the properties in the Grove ,reducing the height by 60cm is not sufficient. The plans include a front dormer style element. The dormer element will also exaggerate the height of the roof, rather than a bungalow with a standard pitched roof.

The start of The Grove is very narrow and enclosed, if this property was to be built, this will increase this claustrophobic feeling further into the Grove.

The close proximity of the house is imposing to our home being approximately 16 meters. We have no one overlooking our property and have undisturbed views above fence level as far as the close running parallel to The Grove, this is an estimated 50 meters away. The proposed house would take this away and will restrict our morning sun and light into our home.

The property has a front ground floor and front first floor windows, this would lead to a significant reduction in privacy at our property.

In our opinion the proposed house is not in the same building line of the properties in The Grove, 11 and 11A are all set back further by approximately 5 meters, with the other properties in The Grove set further back than this.

The planning provides for 2 car parking spaces, but the WSCC consultation details these are smaller than the recommended sizes., if the occupier does not own a small car, it is likely the car will protrude onto the road. This part of The Grove is very narrow and could have potential issues for the emergency services, refuse collection and residents of The Grove trying to enter or leave the Grove.

If the house was to enjoy visitors, there are no facilities for the visitors to park, rather than finding a space a few roads away, the tendency is to park without full consideration and block The Grove.

The property is a one bed property, with insufficient parking, insufficient garden space, poor lighting, obscured windows and it blocks other residents ability to access their properties.

There are no positives for this property, it is a clear overdevelopment and is not consistent with the properties and open space of The Grove. Ferring village is a lovely area, with properties being well spaced with generous gardens. Are one bedroom houses something that the village needs being built in every garden. They would certainly change the village, in our opinion for the worse.

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>