

13th April 2026

Adam Parkinson
Ocean Drive
Ferring
WORTHING
BN12 5QP

Case Officer: Harry Chalk
Telephone: 01903 737577
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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/22/26/PL
Site Address: The Haystack Sea Lane Ferring BN12 5EP
Description of works: Demolition of existing dwelling and erection of new detached dwelling (self build) and associated landscaping works. This application is in CIL Zone 5 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 13th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82778

I wish to object to planning application FG/22/26/PL on the grounds that the proposed development would have a harmful and unacceptable impact on the character, appearance, and residential amenity of this part of Ferring.

The proposal represents a significant intensification and enlargement compared with the existing dwelling. Sea Lane is defined by a distinctive coastal character, generous spacing between properties, and a rhythm of modest, low- impact homes. The scale, massing, and visual dominance of the proposed replacement building would be out of keeping with the established pattern of development and would erode the open, low- density feel that is central to the identity of this area.

This application also contributes to a wider cumulative issue along Sea Lane, where a series of redevelopments are gradually increasing the size and bulk of properties. While each application is assessed individually, the cumulative effect is a steady shift toward overdevelopment. Approving this scheme would further set a precedent for progressively larger and more intrusive buildings, undermining the character that local planning policies seek to protect.

There are also concerns regarding overlooking, loss of privacy, and overshadowing for neighbouring properties due to the increased height and footprint. The proposal risks materially harming the amenity of nearby residents, contrary to the principles of good design and neighbourliness.

In addition, the construction phase and increased scale of the dwelling may contribute to additional traffic,

parking pressure, and disturbance in an already constrained part of the village. There also doesn't seem to be any consideration of the impact on the biodiversity of the land?

For these reasons, I respectfully request that the council refuse this application or require a significantly reduced and more sympathetic design that aligns with the established character of Sea Lane and the wider village of Ferring.

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>