

R. Kenward  
5 Greenways Crescent  
Ferring  
BN12 5EF

22nd April 2025

**Case Officer:** Rhiannon Lloyd  
**Telephone:** 01903 737637  
**Email:** [rhiannon.lloyd@arun.gov.uk](mailto:rhiannon.lloyd@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015**

Application No: FG/32/25/HH

Site Address: 1 Greenways Crescent Ferring BN12 5EF

Description of works: Erection of 1.8m high close boarded timber fencing along the eastern boundary.

Thank you for your internet representation made on 20th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75869

I object to this application in its current terms, for three reasons:-

(1) The page titled "Location and Block Plan" appears to be in error, if the red line is intended to represent the curtilage of the land owned by No.1 Greenways Crescent. The red line encompasses the tarmac road (ie the public highway) and the grass verge on each side of the road. The tarmac road and grass verges fall under HM Land Registry Title SX52436 which I do not believe to be owned by No.1 Greenways Crescent. The HM Land Registry Title covering No. 1 Greenways Crescent is SX62928 which does not include the grass verges.

(2) It is my understanding that my own property Deeds give me a legal right of way over the first two metres of land measuring back from the kerbstone of the tarmac road. I am not a surveyor, but it seems to me that this planning application proposes the erection of a fence nearer to the kerbstone than 2 metres, thus frustrating my right of way. Indeed, the existing "post and rail" fence is nearer to the kerb than 2 metres, which I do not believe to be permissible. Of course, several other houses in Greenways Crescent have already blocked the grass verge by planting hedges and shrubs on that 2 metre strip of land, forcing pedestrians to walk in the road amongst the traffic, instead of being able to walk safely on the verge, so perhaps the Council considers that blocking the verge is now acceptable? If so, I should be obliged if the Council would confirm this for me.

(3) The Council's Planning Portal states that fences next to a road shall be no higher than one metre. The existing "rail and post" fence already breaches that one metre rule, before we even consider a possible new 1.8 metre fence.

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](mailto: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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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>