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10th July 2026

Ferring Parish Council  
1 Elm Park Ferring,  
BN125RN

**Case Officer:** Harry Chalk  
**Telephone:** 01903 737577  
**Email:** [harry.chalk@arun.gov.uk](mailto:harry.chalk@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**

**Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)**

Application No: FG/47/26/PD

Site Address: The Haystack Sea Lane Ferring BN12 5EP

Description of works: Prior approval under Schedule 2, Part 1, Class AA for the removal of existing roof, construction of new walls above existing walls to form new first floor walls and erection of new roof with a maximum height of 10.35m.

Thank you for your internet representation made on 10th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84692

Ferring Parish Council notes the planning history of the site, including the refused applications FG/22/26/PL and FG/181/22, together with the withdrawn application FG/64/23. While it is acknowledged that the current proposal differs in certain respects from the earlier submissions, the Parish Council maintains its previous position and continues to object strongly to the development on the grounds that its height, scale, and resulting visual impact would cause unacceptable harm to the character and appearance of the surrounding area.

**Height and Scale**

The proposal would increase the height of the existing dwelling through the removal of the roof and construction of a new first floor, reaching a maximum height of 10.35 metres. This would significantly increase the building's scale and massing, resulting in a development that appears disproportionately large and out of keeping with neighbouring properties.

**Scene Setting**

The increased height, bulk and altered roof profile would disrupt the established character of the street scene. The proposal would fail to relate sympathetically to neighbouring properties and would erode the visual harmony and sense of place of the surrounding area.

**Visual Impact**

The increase in height and massing would have a harmful visual impact from surrounding streets and neighbouring properties. The building would become an unduly dominant and intrusive feature, appearing out of character and affecting the visual amenity of the area.

## Conclusion

For the reasons set out above, the proposal represents an unsuitable form of development that is harmful in scale, intrusive within the landscape, and contrary to established planning policy designed to protect both the gap and the natural environment. It is therefore respectfully requested that planning permission be refused.

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.

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>