

28th August 2026

MR A LYONS
9 GREENWAYS CRESCENT
FERRING
WORTHING
West Sussex
bn12 5ef

Case Officer: Susan Haley
Telephone: 01903 737694
Email: susan.haley@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/62/26/HH
Site Address: 1 Greenways Crescent Ferring BN12 5EF
Description of works: Proposed detached garden room.

Thank you for your internet representation made on 27th August 2026 which has been recorded as an objection with the comments as follows:

OWPC86250

I am registering a formal Objection to this application, not because I want to block the proposals from going ahead, but to ensure the unique character of our road is preserved, and I hope that the council and applicants will take this on board.

The proposals rely heavily on existing, recently planted vegetation that has not reached its shown sizes to mitigate the visual impact of the development. However, the proposal does not explicitly state that these trees and hedges will be legally retained; they are merely labelled as "existing."

Without a binding condition retaining the trees and hedging, this crucial mitigation remains entirely unsecure. If at any point in time the screening is not in place the proposals will instantly have a negative impact on the visual amenity of the road due to their height, mass and proximity to the road.

If the council attaches a robust condition requiring the perpetual retention and maintenance of all trees and hedges shown on the drawings- at their full shown heights- for the lifetime of the building, I would have no further objection to the scheme.

The application contains several critical discrepancies which, when considered, make the requirement for this screening to be perpetually secured even more vital:

- Inaccurate Screening Representation: A visual inspection from the road confirms that the current planting is less developed than the application drawings suggest. The plants closest to the proposed building are growing slowly under the canopy of larger trees. Consequently, the 3+ metre eaves and large mass of the building will be immediately visible from the road and surrounding properties until they reach the height and breadth shown on the drawings.

- Omission of External Dimensions: The plans only specify an internal floor-to-ceiling height of 2.4m. The critical external eaves height- which scales to just over 3 metres- has been omitted from the elevations, obscuring the true physical scale which may have mislead people viewing the application.

- Misleading Comparisons to Nearby Outbuildings: The application references other outbuildings on adjoining properties. However, those existing buildings have eaves heights approximately 1 metre lower than what is being proposed here. Their pitched roofs naturally soften their impact on their surroundings. Because this proposal features a significantly higher eaves level and consequently considerably greater bulk, the reliance on boundary screening is vastly more critical.

- Inaccurate Site Layout: The plan of the main house shows a section closer to the road that does not actually exist in reality.

- Irregular Dimensioning: Rather than showing a standard, direct perpendicular measurement to the highway boundary, an oblique dimension has been used to indicate the proximity of the proposed building to the road, which downplays how close the structure actually sits to the public viewpoint.

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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.

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>