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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning
Sent: 10 September 2026 07:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FAO Hebe Smith - Planning Application FG/87/26/PL

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[REDACTED]

Sent: 09 September 2026 15:52
To: Planning <Planning@arun.gov.uk>
Subject: FAO Hebe Smith - Planning Application FG/87/26/PL

Dear Ms Smith,

Planning Application FG/87/26/PL

My husband has submitted comment via the planning portal, but the system doesn't enable headings and restricts the number of characters that can be submitted. Therefore, I am submitting our comments in full via this email.

Following our review of the above planning application, we wish to register our strong objection to the proposed development. We were extremely concerned to learn of the scale and intensity of what is being proposed on this plot, which has historically consisted of a single chalet bungalow with a large garden. We moved to 34 Sea Lane Gardens five years ago specifically for the privacy, tranquillity and low-density character that this part of Ferring provides.

Loss of Privacy and Overlooking

Our property backs onto the development plot, and this proposal will affect us directly.

Contrary to statements made within the application, the proposed layout will result in a significant and unacceptable loss of privacy to our home and garden. The existing garden at 42 Sea Lane is approximately 50m in length, which has historically ensured privacy for neighbouring properties. The proposed two detached dwellings, however, would be positioned only around 12m from our boundary.

This proximity will create direct lines of sight into our patio, rear rooms (including our kitchen), and garden. The inclusion of Juliette balconies further exacerbates this issue, enabling elevated and unobstructed overlooking. Our patio is raised relative to the main garden, meaning that both we and future occupants would have direct views into each other's outdoor spaces, fundamentally altering the level of privacy we currently enjoy.

Overdevelopment and Harm to Local Character

The proposal to construct six dwellings on this single plot constitutes overdevelopment and what is commonly referred to as "garden grabbing." The density is wholly out of keeping with the established character of Sea Lane and the wider village, which is defined by spacious plots, generous gardens and a semi-rural feel.

Introducing six dwellings in place of one creates an oppressive sense of enclosure and a dominant visual intrusion. It would set a damaging precedent for further high-density infill development, eroding the unique character of Ferring.

Noise, Activity and Traffic Impact

The introduction of five additional households will significantly increase everyday residential noise and activity. Furthermore, the associated vehicle movements will intensify traffic along Sea Lane, a semi-rural road not designed to accommodate such a concentrated increase in usage. This will contribute to localised congestion and diminish the quiet nature of the area.

Road Safety

Currently, egress from Sea Lane Gardens onto Sea Lane is made difficult by a wall and vegetation that obstruct views of approaching traffic. The fourth terraced house will exacerbate this issue.

Insufficient Parking Provision and Highways Impact

The proposed development also fails to provide adequate on-site parking for six dwellings. The plans show an insufficient number of spaces to meet the expected demand of multiple households, particularly given modern car-ownership levels. Sea Lane offers **no roadside parking capacity**, and its semi-rural nature means residents rely heavily on private parking. Without sufficient on-plot provision, overspill parking will inevitably occur, particularly into Sea Lane Gardens, a private road, and again leading to obstruction, congestion, and unsafe conditions for both residents and road users. This represents a clear highways and amenity concern and further demonstrates that the site is unsuitable for a development of this density.

In light of all of the above points, it is clear to us that the plan has been developed with little or no regard to the impact this development will have on immediately neighbouring properties, the negative effect on the nature and character of Ferring itself, and road safety in Sea Lane and Sea Lane gardens. We would therefore respectfully request that this application be refused.

Regards

Samantha and Peter Manners
34 Sea Lane Gardens