

7th September 2026

Dr RD & Mrs ST Albertyn
51 Sea Lane Gardens
Ferring
BN12 5EQ

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/87/26/PL
Site Address: 42 Sea Lane Ferring BN12 5EH
Description of works: Demolition of the existing dwelling and garages and erection of 4 No. terraced dwellings at the site's frontage, and 2 No. detached dwellings at the rear. Access from Sea Lane. Replacement garage to serve No.36 Sea Lane Gardens. In CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 5th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86564

Dear Planning Officer,

I object to planning application FG/87/26/PL. Replacing one dwelling with six represents overdevelopment and inappropriate backland development, with harmful effects on the character and residential amenity of Sea Lane Gardens.

The plans show four dwellings near the Sea Lane frontage and two detached dwellings, Nos. 5 and 6, deep within the rear of the plot.

Overdevelopment and character

Buildings, parking, access and hardstanding would extend through virtually the full depth of the site. Rear garden depths shown are approximately 11.30-12.66 metres. This intensive layout fails to respect the more spacious pattern around Sea Lane Gardens. The Council should assess its scale, massing, siting, layout and density against Arun Local Plan Policy D DM1.

Backland development

Dwellings 5 and 6 would be substantial two-storey houses, approximately 8 metres high, with first-floor accommodation and roof-level features. They would introduce built form, lighting, parking, traffic and domestic activity into a rear area that is currently much less intensively used.

Privacy and residential amenity

As the occupier of 51 Sea Lane Gardens, I am concerned about the relationship between dwellings 5 and 6 and existing homes and gardens. The Council should assess first-floor and roof-level windows, direct and oblique overlooking, separation distances, building height and massing, floor levels, lighting and overbearing impact. Landscaping should not remedy an otherwise unacceptable relationship. These concerns are relevant to Arun Local Plan Policy QE SP1.

Traffic, safety, noise and disturbance

Increasing the site from one household to six would generate more vehicle movements, visitors, deliveries, manoeuvring, refuse activity, lighting and domestic noise, including close to rear gardens.

Sea Lane is regularly used to reach Goring Gap seafront and Ferring School. Exiting adjoining Sea Lane Gardens is already difficult because visibility to the south is limited. Particular regard should be given to schoolchildren, pedestrians, cyclists and existing road users.

The current hedge at the front of the application site requires frequent reduction to preserve the southern visibility splay from Sea Lane Gardens. New boundary treatment could obstruct that visibility unless sufficiently low or set back. The Council should require a highways assessment and secure an unobstructed visibility splay if permission is granted.

Parking and layout

The plan indicates twelve residential parking spaces. The Council should assess whether residents, visitors, deliveries and service vehicles can safely enter, leave and manoeuvre without conflict. The extent of parking, hardstanding and circulation reinforces the concern that the site is too intensively developed.

Development Plan

The proposal should be assessed against the Arun Local Plan 2011-2031 and the made Ferring Neighbourhood Development Plan, particularly their objectives on character, design and residential amenity.

Conclusion

I respectfully request that planning permission be refused. Six dwellings, including two substantial rear houses, would excessively intensify the plot and risk harming local character, residential amenity and highway safety.

If permission is contemplated, the officer's report should assess:

distances between dwellings 5 and 6 and Sea Lane Gardens properties;

first-floor and roof-level window relationships;

floor and ridge levels and overlooking;

traffic and visibility at the Sea Lane Gardens junction;

vehicle movements serving dwellings 5 and 6;

lighting, boundaries and landscaping; and

the cumulative effect of six dwellings on a single residential plot.

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.

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>