

9th September 2026

Peter Manners
34 Sea Lane Gardens
bn12 5eg

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 9th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86806

Following our review of the above planning application, we wish to register our objection to the proposed development. We are 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.

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.

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.

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.

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.

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.

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>