

14th September 2026

Lorraine Everett
58 Sea Lane
Ferring
58 Sea Lane, Ferring
BN12 5EH

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 13th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86923

Overdevelopment and Character

The proposal represents a substantial intensification of the site and, in my view, constitutes an overdevelopment in terms of its scale, density and layout. The combination of four frontage dwellings and two rear dwellings would create a cramped form of development that is excessive in relation to the size and established character of the site and surrounding area.

The proposal should be assessed as a whole, including the cumulative effect of buildings, parking, access, hardstanding and residential activity, rather than simply whether six units can physically be accommodated.

Backland Development

Particular concern relates to the two detached dwellings proposed to the rear. Their introduction would constitute significant backland development and would fundamentally alter the established pattern of development.

The rear of the site currently provides a more open garden environment. Introducing substantial built form, parking and associated residential activity would have an urbanising effect and erode the established separation between properties and rear garden areas.

The rear dwellings would also introduce additional windows, gardens, vehicle movements and domestic activity into an area currently less intensively developed.

Residential Amenity

The proposal has the potential to adversely affect neighbouring residential amenity through increased overlooking, loss of privacy, noise and disturbance.

Particular consideration should be given to the relationship between the rear dwellings and neighbouring

properties and gardens, including separation distances, window positions, overlooking, outlook and the cumulative effect of activity associated with six households.

The impact should be assessed cumulatively rather than considering individual windows or buildings in isolation.

Parking and Highway Safety

Six dwellings would generate substantially greater parking demand and vehicle movements than the existing single dwelling. There is concern that the proposed on-site parking may be insufficient for residents and visitors, particularly given the number of bedrooms proposed.

There is no dedicated parking provision on Sea Lane or Sea Lane Gardens, meaning inadequate on-site provision could increase pressure on surrounding streets and result in obstruction or conflict with pedestrians, cyclists and other road users.

The intensified access from Sea Lane also requires careful assessment. The Highway Authority should be satisfied regarding visibility, pedestrian safety, vehicle manoeuvring, access geometry and the ability of the access to safely accommodate the increased number of vehicle movements.

Garden Space, Green Space and Biodiversity

The intensity of the proposal raises concerns regarding the adequacy and quality of private garden space for six dwellings. Gardens should provide meaningful, usable and appropriately private amenity areas rather than simply residual spaces around buildings, parking and access.

The development also appears likely to result in the loss of existing vegetation, garden space and permeable green areas, together with an increase in hardstanding. The impact on trees, vegetation, biodiversity and surface water management should therefore be properly assessed.

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>