

22nd September 2026

Nicola Miles
32 Sea Lane Gardens
Ferring-by-Sea
Sussex
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 21st September 2026 which has been recorded as an objection with the comments as follows:

OWPC87268

Full objection: Objection to planning application FG/87/26/PL

I strongly object to the proposed redevelopment of 42 Sea Lane from one dwelling to four terraced houses and two detached bungalows. The scheme appears to be an excessive intensification that would harm the established spacious character and residential amenity of the area. Six dwellings generates substantial resident, visitor, delivery and service-vehicle movements. All parking spaces must comply with adopted standards and be practical to use; overspill parking would increase pressure on Sea Lane. The road narrows at the access and the flint wall opposite restricts manoeuvring and may limit visibility. Vehicles waiting, turning or reversing could endanger pedestrians, cyclists and drivers, particularly children travelling to and from nearby Ferring Primary School. The layout must also provide safe access and turning for fire appliances, ambulances, refuse and delivery vehicles without reversing onto Sea Lane or being obstructed by parked cars. Replacing a substantial garden with buildings, parking and access would increase hard surfacing and surface-water run-off. A robust foul- and surface-water drainage scheme should show that adjoining properties, roads and existing systems would not be adversely affected. The change from one to six dwellings, plot coverage and small gardens appear to amount to overdevelopment. The Council should verify the area, depth, privacy and usability of every garden against adopted guidance; the submitted information indicates that gardens below 10.5 metres deep may be substandard, and the plans appear to show shortfalls. Adequate space around the proposed bungalows is also required. The proposed homes may overlook the rear gardens of Nos. 32 and 34 and properties behind the site. The Council should examine facing habitable-room windows and whether an appropriate window-to-window separation, including 21 metres where applicable, is achieved. I object to opening windows that would directly overlook neighbouring homes or

gardens. If permission is granted, any roof windows facing neighbours should be limited to top-opening Velux-style windows with obscured glazing and, where necessary, fixed shut below an appropriate height, secured by condition. Four terraced houses at the frontage and two rear bungalows would introduce a density, massing and development pattern unlike the predominantly detached houses and bungalows in generous plots nearby. The proposal is not in keeping with the area and could harm the setting of the adjacent Ferring Conservation Area. Existing trees, hedges and boundary vegetation provide screening, biodiversity and local character. An arboricultural assessment to protect retained planting and secure effective year-round replacement soft landscaping with adequate growing space. Each dwelling needs screened on-plot storage for refuse, recycling and garden-waste containers and a practical route to a collection point. Bins must not obstruct footways, visibility, driveways or the carriageway. Any external lighting should avoid glare and light spill. If permission is granted, a construction-management plan should control contractor parking, deliveries, loading, dust and noise and keep Sea Lane and pedestrian routes safe. I ask the Council to refuse the application. Before determination, it should fully assess parking and overspill, access visibility and turning, pedestrian and school-route safety, emergency and refuse access, drainage, garden sizes, separation and overlooking, conservation-area setting, local character, trees and landscaping, bin arrangements and cumulative impact. If granted, enforceable conditions should secure privacy, drainage, parking, access, landscaping, lighting and construction safeguards.

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>