

13th October 2026

Jo Baldwin
6 Laburnum Close
Ferring
Worthing
West Sussex
BN12 5EJ

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 12th October 2026 which has been recorded as an objection with the comments as follows:

OWPC87597

Formal Objection to Planning Application FG/87/26/PL

I am writing to object strongly to planning application FG/87/26/PL at 42 Sea Lane. Replacing a single dwelling with six multi-storey family houses- a terrace of four 3-storey houses at the front and two detached houses crammed into the rear garden- represents extreme overdevelopment that is completely out of character with the surrounding area.

My main grounds for objection are:

1. Overdevelopment and Cramming

Density: Replacing one home with six family dwellings (totaling over 20 bedrooms) on a 0.187-hectare plot creates an unacceptably high density for this part of Ferring.

Crammed Layout: The layout squeezes a 3-storey terrace against the road and two houses into the rear garden, leaving side setbacks as narrow as 0.8m to 1.18m.

Substandard Gardens: Garden areas are inadequate for large family homes, with Unit 4 receiving only ~60m

2. Severe Parking Deficit and Highway Hazards

Shortfall in Parking: The proposal provides only 14 spaces for six multi-bedroom homes and includes zero visitor parking. Car ownership for properties of this size routinely exceeds two vehicles per household.

Narrow & Unadopted Roads: Nearby lanes (such as Sea Lane Gardens) are narrow, private, and unadopted, lacking the width and capacity for vehicle overflow or turning traffic.

Impractical On-Street Parking: On-street parking along Sea Lane and surrounding roads is restricted, unsafe, or practically unviable. Overflow parking will obstruct access for neighbours, delivery drivers, and emergency services, particularly on nearby streets like Laburnum Close.

Dangerous Access: A single 40m-long driveway serving all six homes plus a replacement garage creates a major bottleneck. Vehicles reversing onto Sea Lane pose a direct hazard to pedestrians and traffic.

3. Inappropriate Backland Development and Overlooking

Intrusive Rear Dwellings: Placing Dwellings 5 and 6 deep in the rear garden introduces noise, vehicular lights, and disturbance directly adjacent to quiet private gardens.

Loss of Privacy: Upper-floor windows and elevated rooflines of the rear houses directly overlook neighbouring gardens. The 3-storey front terrace will also dominate the streetscape and dwarf surrounding properties.

4. Failure to Comply with Planning Policies

Arun Local Plan (Policy D DM1): Fails to respect the local scale, density, and architectural character of the area.

Ferring Neighbourhood Plan: Undermines the village's spacious, low-density layout by introducing an urbanised, crammed arrangement.

NPPF (Paragraph 130): Fails to protect local character and the living conditions of neighbouring residents.

Conclusion This proposal is an aggressive overdevelopment that fails to provide adequate space for parking, deliveries, or visitors. Combined with the narrow and unadopted nature of surrounding lanes, the scheme creates unacceptable highway hazards and harms local residential amenity.

I strongly urge Arun District Council to refuse application FG/87/26/PL.

Yours sincerely,

Jo Baldwin

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>