

13th October 2026

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Worthing
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BN12 5EJ

Case Officer: Hebe Smith
Telephone: 01903 737626
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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:

OWPC87598

I am writing to formally register my strong objection to the planning application FG/87/26/PL at 42 Sea Lane, Ferring. Demolishing a single dwelling to construct six multi-storey homes (a terrace of four 3-storey dwellings at the front and two detached 2-storey dwellings at the rear) represents an unacceptable overdevelopment of the plot that will severely impact highway safety, local parking, and the established residential character of the area.

1. Overdevelopment and Excessive Density ("Cramming")

Replacing a single dwelling with six residential units totaling over 20 bedrooms on a 0.187-hectare plot creates an unacceptably high density that is completely out of keeping with Sea Lane and Sea Lane Gardens. The proposal crams a 4-unit terraced block right up against the front highway boundary, coupled with two backland dwellings in the rear garden. This layout leaves minimal plot margins, with side setbacks as small as 0.8m to 1.18m from the site boundaries, resulting in a cramped appearance. Furthermore, private garden spaces are substandard for multi-storey family homes, with Dwelling 4 receiving only ~60.2 m².

2. Parking Deficit and Severe Impact on Local Highway Safety

The scheme proposes only 14 parking spaces for six large family homes, with zero dedicated visitor parking provided inside the site. Given the site's suburban location, vehicle ownership for family homes of this size

routinely exceeds two cars per household. On-street parking along Sea Lane is heavily restricted, hazardous, or non-existent due to high traffic volumes. Overflow parking will inevitably spill onto nearby roads such as Sea Lane Gardens and Laburnum Close, causing severe congestion and blocking sightlines. Additionally, the single access driveway of over 40 metres serving all six units plus a replacement garage creates a major bottleneck, forcing hazardous reversing maneuvers directly onto Sea Lane.

3. Backland Development and Loss of Privacy (Overlooking)

Inserting Dwellings 5 and 6 deep into the rear plot creates an intrusive tandem development pattern. This introduces uncharacteristic noise, vehicle movement, headlamp glare, and general activity directly adjacent to the quiet private amenity spaces of neighbouring properties. Furthermore, the upper-floor windows and elevated roof profiles of Dwellings 5 and 6 look directly into neighbouring rear gardens, while the 3-storey front terrace will tower over adjacent properties, creating an overbearing visual impact.

4. Conflict with Planning Policies

The application fails to satisfy key local and national planning policies. It breaches Arun Local Plan Policy D DM1 by failing to demonstrate high-quality design that respects the local scale, density, and spatial character of Ferring. It compromises the Ferring Neighbourhood Plan by replacing the open, spacious village layout with an urbanised terraced structure. Finally, it conflicts with NPPF Paragraph 130 by failing to remain sympathetic to local character or protect the living conditions of existing residents.

Conclusion

This application represents an aggressive overdevelopment of a single residential site. The severe shortfall in practical parking, the hazards posed by the access layout, and the detrimental impact on visual character and residential privacy render this proposal completely unacceptable.

Yours sincerely,

Steph Dewar

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>