

DECISION NOTICE

Application Ref: BR/197/25/PD

1 To Addressee

Mr M Borg
526 Coulsdon Road
Caterham
CR3 5QQ

2 Site Address

Allestree Court
Walton Road
Bognor Regis
PO21 1NN

3 Description of Development

Application for prior approval under Schedule 2 Part 20 Class A for the construction of one additional storey creating 2 No. additional dwellings.

- 4** In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development permitted under Class A is subject to the condition that it must be completed within a period of 3 years starting with the date of this approval notice.

Any development under class A is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.

The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. The notification must be in writing and provide the name of the developer, the address or location of the development and the date of completion.

Any new dwellinghouse created under class A is to remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the

extent that the other purpose is ancillary to the primary use of a dwellinghouse

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall commence until a Construction Management Plan has been submitted to the Local Planning Authority and placed on its files. This shall set out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. It is recommended that the construction hours be set as 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work involving power tools or machinery on Sunday or Bank/Public Holidays.

Reason: In the interests of highway safety & the amenities of the area and in accordance with paragraph A2 (3) of Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with NPPF Paragraphs 115 and 117.

For the avoidance of doubt the approved details are the following details:

- Location Plan 01 REVP1
- Proposed Site and Ground Floor Plan 07 REVP1
- Proposed Third Floor and Roof Plan 08 REVP03
- Proposed South and East Elevations 09 REVP1
- Proposed North and West Elevations 10 REVP2
- Proposed Elevations Bin and Bike Store 12 REVP1

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a financial contribution of £1,924 towards off-setting recreational impacts on the Pagham Harbour Special Protection Area.



Neil Crowther
Group Head of Planning

Case Officer:

Hebe Smith

Decision Issued:

27th January 2026

Arun District Council
The Arun Civic Centre

Maltravers Road
Littlehampton
West Sussex BN17 5LF