

Application for Lawful Development Certificate for an Existing Use or Operation or  
Activity including those in breach of a planning condition.

## DECISION NOTICE

Application Ref: BR/215/25/CLE

### To Addressee

Bespoke Architects  
Potters Corner  
1 The Avenue  
Chichester  
PO18 8TT

---

### Site Address

146 Aldwick Road  
Bognor Regis  
PO21 2PA

---

### Description of Application

Lawful development certificate for 3 No. existing flats.

---

The use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that on 22 December 2025, the property had been in use as a 3 self-contained flats and not a single dwelling for a continuous period of 10 years.

#### EXTENT OF USE

Use of 146 Aldwick Road as 3 No. self-contained flats.

#### FIRST SCHEDULE

Use of 146 Aldwick Road as 3 No. self-contained flats as shown on the following plans:

- Location and Block Plans PL01
- Existing Ground Floor Plan (Flat A) PL02
- Existing First and Second Floor Plans (Flats B and C) PL03

#### SECOND SCHEDULE

146 Aldwick Road, Bognor Regis, PO21 2PA.



Neil Crowther

Group Head of Planning

Case Officer: Hebe Smith

Decision Issued: **3rd February 2026**

Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

**IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT**

## NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

### TOWN & COUNTRY PLANNING ACT 1990

This certificate is issued solely for the purpose of section 191 of the Town & Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office  
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or  
civil proceedings. Arun District Council 100018487.