

DECISION NOTICE

Application Ref: BR/5/26/PL

1 To Addressee

Nigel Crawley Architect
Lower Combe House
Combe
Huish Episcopi
Langport
TA10 0QG

2 Site Address

35 Glamis Street
Bognor Regis
PO21 1DJ

3 Description of Development

New build 2 storey residential townhouse comprising of 1 No 2b/3p and 1 No 3b/5p flats. This application is in CIL Zone 4 (Zero Rated) as other development.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

- 1 The proposal, by virtue of its design, is unsympathetic to the character of the terrace to which it would be attached and would stand out as an incongruous form of development on the prominent corner of Glamis Street and William Street. It would detract from the currently positive contribution the existing terrace, which consists of Locally-listed Buildings of Character, makes to the visual amenity of the area, and result in unacceptable harms to the visual amenity and character of the area in conflict with Arun Local Plan policies D SP1, D DM1, HER SP1, and HER DM2, Bognor Regis Neighbourhood Development Plan Policy 2, and the NPPF.
- 2 Insufficient evidence and investigations have been submitted to confirm that the proposed development could be adequately and sustainably drained in accordance with the National Standards for Sustainable Urban Drainage Systems (NSfS) and without prejudicing any existing drainage arrangements that may be present on site. As such, it cannot be confirmed that the proposal would not increase flood risk on site or elsewhere in conflict with the NSfS, Arun Local Plan policy W DM3, and NPPF paragraphs 181, 182 and 187(e).
- 3 The submitted FRA has not considered surface water flood risk in the future and as such, it cannot be confirmed that the proposals would be sufficiently safe from flood risk for the lifetime of the development. Additionally, and on this basis, in accordance with NPPG Paragraph: 027 Reference ID: 7-027-20220825 and Paragraphs 170 and 175 of the NPPF, a Sequential Test is

required to support this development but no such test has been submitted. The proposal is in conflict with Arun Local Plan policy W DM2 and NPPF paragraphs 170 and 175.

- 4 In the absence of a completed S.106 agreement to secure the relevant financial contribution for the mitigation of recreational pressures on the Pagham Harbour Special Protection Area (SPA), the proposal would result in indirect harms to the Pagham Harbour SPA in conflict with Arun Local Plan policies ENV SP1, ENV DM1, and ENV DM2.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. It has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. The Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Neil Crowther
Group Head of Planning

Case Officer: Harry Chalk

Decision Issued: 16th April 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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

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).