

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**REF NO:** EP/115/25/CLP**LOCATION:** Sea Road Beach Access
Sea Road
East Preston**PROPOSAL:** Lawful development certificate for the proposed installation of 4 No. bollards.**DESCRIPTION OF APPLICATION**

This application seeks a Lawful Development Certificate for the proposed installation of 4 No. bollards at Sea Road Beach Access, Sea Road, East Preston.

RELEVANT SITE HISTORY

EP/145/23/PL	Provision of boardwalk to access the beach. This application is in CIL Zone 4 (Zero Rated) as other development and affects a Public Right of Way.	ApproveConditionally 16-02-24
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REPRESENTATIONS**Representations Received:****CONSULTATIONS****Consultations Responses Received:****LEGISLATIVE BACKGROUND**

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Part 12 - Class A, which pertains to the erection or construction and the maintenance, improvement or other alteration by or on the behalf of a local authority or by an urban development corporation of -

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

CONCLUSION

The proposed installation of 4 No. bollards falls to be assessed under Schedule 2, Part 12, Class A of the Town, and Country Planning (General Permitted Development) (England) Order 2015.

A. The erection or construction and the maintenance, improvement or other alteration by or on the behalf of a local authority or by an urban development corporation of -

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

This application was considered under Schedule 2, Part 12, Class A of the Town, and Country Planning (General Permitted Development) (England) Order 2015 because the proposed installation of No.4 bollards would be a replacement of existing plastic bollards with cast iron, non-retractable bollards. The existing bollards currently function as a barrier, providing safety for the public from vehicular traffic entering the area. The proposed bollards would be of the same size and frequency as existing and would not exceed a maximum height of 1250mm and would therefore comply with Schedule 2, Part 12, Class A of the General Permitted Development Order 2015 (as amended).

The location is known as Sea Road Beach Access, Sea Road, East Preston and is not in a Conservation

Area.

There are no permitted development restrictions.

The proposed installation of 4 No. bollards complies with relevant sections of Schedule 2, Part 12, Class A of the Town, and Country Planning (General Permitted Development) (England) Order 2015. It is considered to be permitted development and as such does not require the submission of an application for full planning permission.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 16 December 2025 the development 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, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of compliance with the relevant criteria within Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE

The proposed installation of 4 No. bollards as shown on the following plans:

Location Plan.

Block Plan.

Bollard Manufacturer Details.

Planning Statement.

SECOND SCHEDULE

Sea Road Beach Access, Sea Road, East Preston, West Sussex.

EXTENT OF USE

The proposed installation of 4 No. bollards measure 227mm wide and 1250mm high. All made from cast iron in the Manchester Cast iron Bollard heritage style.

EP/115/25/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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