

29th July 2026

Lyn Sheridan
54 Highcroft Crescent
Bognor Regis
England
PO22 8DU

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/66/26/PL
Site Address: Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN
Description of works: Retention of an existing agricultural barn previously approved under FP/106/23/AG with a total roof height of 3.99m (compared to 2.9m as permitted). This application is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 29th July 2026 which has been recorded as an objection with the comments as follows:

OWPC85436

I am writing to lodge a formal objection to the application for the retention of the recently constructed barn, which exceeds the height permitted under the original planning approval.

1. Non- compliance with Approved Plans

The structure has been built significantly higher than the height authorised. This constitutes a clear breach of the approved plans and therefore represents unauthorised development. Allowing retrospective approval would undermine confidence in the planning process and set an undesirable precedent for applicants to disregard permitted dimensions.

2. Visual Impact and Harm to Local Character

The increased height has resulted in a building that is visually intrusive, out of scale with surrounding agricultural structures, and detrimental to the rural character of the area. The barn now appears dominant in the landscape, contrary to policies requiring development to respect local setting and minimise visual harm.

3. Impact on Residential Amenity

Due to its excessive height, the barn causes overbearing impact on nearby properties, reducing the sense of openness and altering established views. This impact would not have occurred had the structure been built in accordance with the approved height.

4. Lack of Justification for Height Increase

No adequate justification has been provided for the height exceeding the permitted dimensions. The deviation

appears unnecessary for agricultural function and therefore fails to demonstrate any material planning benefit that would outweigh the harm caused.

5. Precedent and Planning Integrity

Granting retrospective permission for a structure that so clearly breaches approved plans risks encouraging future applicants to build first and seek approval later. This would erode public trust in the planning system and weaken the Council's ability to enforce compliance.

Conclusion

For the reasons outlined above, I respectfully request that Arun District Council refuse the application for retention and require the structure to be altered to comply with the originally approved height.

Please confirm receipt of this objection. I would appreciate being kept informed of any developments or decisions regarding this application.

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>