Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

REF NO: LU/246/26/CLP

LOCATION: Littlehampton Wave
Sea Road
Littlehampton
BN16 2NA

PROPOSAL: Lawful development certificate for a proposed concrete foundation and storage container.

DESCRIPTION OF APPLICATION

This application seeks a lawful development certificate for the proposed concrete foundation and storage container.

RELEVANT SITE HISTORY

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 'Development by local authorities', Class A

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 proposal is considered to fall under Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

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

(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.

Interpretation of Class A
A.1 For the purposes of Class A, "urban development corporation" has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development) M1.

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.

The sites contain Littlehampton Wave leisure centre, land owned by Arun District Council. It is is not listed or located within a Conservation Area.

There are no permitted development restrictions of relevance to the proposal at this address.

The proposal would not exceed the definition of small ancillary building as the height would be less than 4m, at 2.6m and the capacity would be less than 200 cubic metres, at 38.71 cubic metres.

The proposal complies with relevant sections of Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposal is lawful and does not require the submission of an application for planning permission.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 6 October 2026 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.

FIRST SCHEDULE
This application has been assessed for lawfulness against the following information:
- Location and Site Plan received 19/10/26; and
- Planning Statement received 09/10/26.

SECOND SCHEDULE
Littlehampton Wave, Sea Road, Littlehampton, BN16 2NA.

EXTENT OF USE
This application seeks a Lawful Development Certificate for a proposed concrete foundation with storage container measuring 6.1m deep, 2.4m wide and 2.6m high.

LU/246/26/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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. 2015