

Application for Prior Notification

DECISION NOTICE

Application Ref: LU/57/25/PD

1 To Addressee

Armo Architecture
15 Critchmere Road
Eastergate
PO20 3XA

2 Site Address

51 Pier Road
Littlehampton
BN17 5LP

3 Description of Development

Prior notification under Schedule 2, Part 3, Class MA for the change of use of part of building on ground floor from restaurant (Class E) to dwelling house (Class C3).

4 In pursuance of their powers under this Act and related Orders and Regulations the Arun District Council, as local planning authority hereby **REFUSE PRIOR APPROVAL** for the above development for the reasons stated below:

- 1 The proposal fails to demonstrate that the property and its occupiers would not be at unacceptable risk of flooding when accounting for relevant climate change allowances. This is contrary to the requirements of the NPPF. As such, the proposals fail to comply with Schedule 2, Part 3, Class MA, paragraph MA.2 2(c) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is recommended that Prior Approval is withheld and the application refused on this basis.



Neil Crowther

Case Officer:

Harry Chalk

Group Head of Planning

Decision Issued:

23rd May 2025

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 prior approval, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

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).