

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

13 April 2026

Re: Application to Discharge Condition – Cycle Parking

Site Address: 27 North Ham Road, Littlehampton, West Sussex BN17 7AS

Planning Reference: Appeal Ref: APP/C3810/C/25/3360505]

Dear Sir / Madam,

On behalf of the appellant, Mr Reinhardt Slabbert (Patagonia Properties Ltd) we write to submit an application to discharge the condition imposed on the attached grant of planning permission (allowed on appeal) relating to the provision of cycle parking.

Background

The original planning permission (allowed on appeal) dated 2nd March 2026 includes a condition requiring the details of the provision of cycle storage facilities to serve the development to be submitted to Arun District Council within 3 months of the date of the appeal decision.

This submission is made to demonstrate that the proposed cycle parking arrangements fully comply with the requirements of the condition and accord with the relevant planning policy objectives.

Condition to be discharged

The following condition was imposed by the Secretary of State on the grant of consent of the deemed application:

Unless within three months of the date of this decision a scheme for the covered and secure cycle parking, is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within two months of the local planning authority's approval, the use of the site as an HMO shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

Proposed Cycle Parking Provision

The proposal provides a total of six (6) cycle spaces, which will be accommodated within two separate purpose-built cycle storage buildings. These structures will be located at the far end of the rear garden, ensuring that they are discreet, secure, and do not detract from the appearance or amenity of the site.

The cycle storage buildings will:

- Provide secure and weather-protected cycle parking
- Be conveniently accessible to users
- Be sufficient in scale and design to accommodate the required number of cycles.
- Be positioned so as to minimise any visual or residential amenity impacts

Planning Considerations

The proposed cycle parking provision meets the intent of the condition by encouraging sustainable modes of transport and providing high-quality, secure cycle parking facilities. The quantity and location of the cycle storage is considered appropriate for the scale and nature of the development and consistent with Arun District Council's objectives for promoting active travel. Given the above, it is considered that the condition relating to cycle parking has been fully satisfied.

Conclusion

We respectfully request that Arun District Council confirms that the details submitted are acceptable and that the cycle parking condition attached to the planning permission can be formally discharged.

Should any further information be required, we would be pleased to assist. Please email  if you have any questions.

Yours faithfully,
Lewis & Co Planning

On behalf of the Appellant- Mr Reinhardt Slabbert (Patagonia Properties Ltd)