

## DECISION NOTICE

Application Ref: P/118/25/PL

1 **To Addressee**

Mulberry Architecture Ltd  
Dell Quay Yacht Marina  
Dell Quay Road  
Chichester  
PO20 7EE

2 **Site Address**

44A and 44 Pagham Road  
Pagham  
PO21 4NP

3 **Description of Development**

1 No. 4 bed chalet bungalow and extension to existing dwelling. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

- 1 The proposal has failed to identify and assess any reasonably available, sequentially preferable, alternative sites at no or lower risk of flooding within the lifetime of the development in conflict with NPPF paragraphs 173-175, associated NPPG, and ALP policies W SP1 and W DM2.
- 2 The proposal has failed to appropriately and fully assess and mitigate against both the present and future flood risk constraints of the site, resulting in a failure to ensure the proposals would be safe from flood risk for the lifetime of the development in conflict with NPPF paragraph 170 and ALP policy W DM2.
- 3 Due to the lack of a completed S.106 agreement at the time of determination, the application fails to make the required financial contribution towards the cost of mitigating against recreational pressures to the Pagham Harbour SPA that are likely to arise as a result of the development in conflict with ALP policies ENV SP1, ENV DM1, and ENV DM2.
- 4 The proposal does not benefit from sufficient parking provisions, resulting in conflict with the Arun Parking Standards SPD and a need to park on-street within the area which is harmful to both the residential amenity of occupiers and to the character of the area in conflict with ALP policies D SP1, D DM1, and QE SP1.
- 5 The proposals would result in unacceptable impacts to the residential amenity of neighbouring properties and both the occupiers of the existing and proposed dwellings by way of either

overbearing or overlooking, respectively, in conflict with ALP policies D DM1 and QE SP1.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm, which has been clearly identified within the reason(s) for the refusal, approval has not been possible.



Neil Crowther  
Group Head of Planning

Case Officer: Harry Chalk

Decision Issued: **13th January 2026**

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 permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found at [www.GOV.uk](http://www.GOV.uk)

## **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).