

Strickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

Date: 10th June 2026

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: R/52/26/DOC

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under R/278/22/PL relating to condition 4- Materials and Finishes.

Sterling Parade The Street Rustington BN16 3DR

Notification regarding the above application:

Condition Number 4

No development above damp-proof course (DPC) level shall take place unless and until full details of all eaves, guttering, materials, windows, doors and other proposed external finishes have been submitted to the Local Planning Authority, in writing, for approval. Window/door details will need to be of an appropriate scale and include details of the sections and glazing or glazing bars. Once approved, the development shall be undertaken in accordance with these details and retained as such at all times thereafter in perpetuity. The materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character/appearance of the Conservation Area by endeavouring to achieve a building of visual quality in accordance with policies D DM1, HER SP1 and HER DM3 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
The planning permission to which this condition is attached is application reference R/278/22/PL which was granted approval on 31/03/23. This permission was subject to the standard statutory timeframe condition, which requires that the development be commenced within 3 years of the grant of permission.

This application was submitted on 17/04/26 and it is claimed the development commenced on 21/01/26, prior to the expiry of the R/278/22/PL.

On 23/04/26, the agent was asked to provide evidence that the development had commenced prior to

the expiry of the permission on 31/03/26. In response, the agent provided photographic evidence of limited physical works to the internal floors of properties 6a and 7 Sterling Parade. On the same day, further evidence, including any Building Regulations documentation that may exist, was requested as the photos provided did little to convey material commencement of R/278/22/PL. No response was received.

On 11/05/26, a further email was sent to the agent requesting an update on the previous request for further information. No response was received.

A further email was sent to the agent on 21/05/26 to advise that it remained the view of the Local Planning Authority, that in light of the evidence before us, the permission had not been materially commenced and that this application would therefore, be refused in short course since the permission to which it related had expired. A response was received on the same day, advising that 'Total Building Control' had visited the site prior to expiry and that they were to provide a report outlining what was undertaken during the visit.

On 26/05/26, Officers asked if agent was aware of any additional physical works that may have been undertaken prior the expiry date that Total Building Control would have inspected. On 29/05/26, it was outlined that Total Building Control visited the site, inspected 1-6 Sterling Parade (relevant to this permission), inspected preparatory intrusive surveys into the building fabric, in particular the separating floor between retail units and the existing first-floor residential units, and advised that the client check fire collars on services to ensure they met regulatory standards. We are informed that this inspection occurred before the expiry date.

On 02/06/26 the agent was advised that the inspections and intrusive floor surveys outlined were not believed to constitute a meaningful commencement of development. On the basis that the 'Total Building Control' report may identify some other works that could potentially indicate a material commencement of the development, the agent was given a further deadline of 05/06/26 to provide the report identified previously. To date, no response has been received.

On the evidence provided, the development approved under R/278/22/PL has not been materially commenced, and as such, the planning permission is believed to have lapsed. As such, the condition cannot be discharged and this application must, therefore, be refused.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours faithfully



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Neil Crowther
Group Head of Planning