Statement of Reasons
Appendices

Appendix A - Butlins, Bognor Regis Local Development Order

Appendix B - Butlins, Bognor Regis Local Development Order Map
Section 61 A of The Town and Country Planning Act 1990

Arun District Council

Local Development Order Butlins Bognor Regis

1. This Local Development Order (“LDO”) is made by Arun District Council (“the Council”) under Section 61A (2) of the Town and Country Planning Act 1990 (as amended).

2. Within the areas of Butlins, Bognor Regis (set out and shown edged with a bold black line on the attached map at Appendix A), planning permission is hereby granted for the development listed below.

3. This LDO takes effect on the date it is adopted by the Council and is limited to a five year period following which the LDO shall lapse.

PERMITTED DEVELOPMENT TYPE I

The enlargement, improvement or other alteration of a building, structure or enclosure within the Butlins Complex.

Development not permitted

Development is not permitted if –

(A) The height of the part of the building, structure or enclosure enlarged, improved or altered would exceed the height of the highest part of the roof of the existing building, structure or enclosure;

(B) The enlarged part of the building, structure or enclosure would:

   (i) extend beyond any elevation of the building, structure or enclosure by more than 10 metres, or
   (ii) exceed 10 metres in height;

(C) It would consist of or include –

   (i) the construction or provision of a veranda, balcony or raised platform except those accessed from the ground floor of any building.
   (ii) an alteration to any part of the roof of the building, structure or enclosure.

(D) The enlarged part of the building, structure or enclosure is within 5 metres of the boundary of the site.
(E) The proposal will lead to noise arising from or due to the development being audible beyond the boundary of the site at any time. Noise would be considered inaudible when it is at a sufficiently low level that it is not recognisable as emanating from the source in question and does not alter the perception of the ambient noise environment that would prevail in the absence of the source in question.

(F) If the proposal will be used for the provision of guest or staff accommodation.

**PERMITTED DEVELOPMENT TYPE II**

The addition of Solar Panels, including Photovoltaic’s to the roof of any existing building, structure or enclosure within the Butlins Complex.

**Development not permitted**

Development is not permitted if -

(A) The alteration would protrude more that 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(B) It would result in the highest part of the alteration being higher than the highest part of the original roof.

(C) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing building, structure or enclosure.

**PERMITTED DEVELOPMENT TYPE III**

The provision within the curtilage of the Butlins complex of a building, structure or enclosure required for purposes incidental to the enjoyment of residents and staff of the complex, or the maintenance, improvement or other alteration of such a building, structure or enclosure.

**Development not permitted**

Development is not permitted if -

(A) the building, structure or enclosure would have more than one storey;

(B) the height of the building, structure or enclosure would exceed -
   (i) 4 metres in the case of a building, structure or enclosure with a dual-pitched roof,
   (ii) 3 metres in any other case.
(C) it would include the construction or provision of a veranda, balcony or raised platform.

(D) No part of any building, structure or enclosure shall be within 25 metres of the boundary of the site.

(E) the proposal will lead to noise arising from or due to the development being audible beyond the boundary of the site at any time. Noise would be considered inaudible when it is at a sufficiently low level that it is not recognisable as emanating from the source in question and does not alter the perception of the ambient noise environment that would prevail in the absence of the source in question.

**PERMITTED DEVELOPMENT TYPE IV**

Development of sports facilities and funfair consisting of the installation of plant, machinery, or structures to be used for or in connection with the entertainment of the clientele within the area

**Development Not Permitted**

Development is not permitted if the plant or machinery would:

(A) Exceed a height of 12 metres from ground level;

(B) Be located within 100 metres of the boundary of the property;

(C) Cause noise audible from outside the property to reach a level whereby it becomes a statutory nuisance.

**INFORMATIVES**

1. This LDO does not remove the requirement for advertisement consent where appropriate.

2. This LDO does not remove the requirement for consents required under other legislations, such as licensing regulations.

3. This LDO is confined to the parts of Butlins Bognor Regis shown edged with a bold black line on the map attached as Appendix A

4. Should you require confirmation that the proposed use falls within the use classes permitted by the LDO it is recommended that a certificate of lawfulness be applied for from the Council.