



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

19th January 2026

Jessica Powell
17 Sea Road
East Preston
Littlehampton
BN161JN

Case Officer: Jonny Cooper
Telephone: 01903 737532
Email: jonny.cooper@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

Application No: EP/122/25/A
Site Address: 19-21 Sea Road East Preston BN16 1JN
Description of works: 1 No externally illuminated fascia sign and 1 No non illuminated projecting sign on front elevation.

Thank you for your internet representation made on 19th January 2026 which has been recorded as an objection with the comments as follows:

OWPC80965

Would like to raise concerns around the consideration of the resident's of the flats that live above this unit and will be immediately affected by these plans. After reading the application and looking at all plans provided. There are discrepancies in the layout plans for the rear of the property. As it stands both original and proposed plans are incorrect layouts therefore do not reflect the necessary work that will be required to manage the outdoor seating. The stairs are incorrectly drawn and yet it has been proposed verbally that these stairs are going to be moved- so emergency fire access will be moved. There is no confirmation of these changes in the planning application.

The proposed plans and drawing also seems to show that the above resident's access to their properties will be directly within this unit's land but will be blocked off with fencing and keypad codes. Resident's have not been made aware of their change of access and no easements/agreements seem to be in place to continue to allow access to the rear stairs leading to the properties. The rear access for these properties currently provides emergency fire access and access to the residential waste area. These proposed plans block off this access but could potentially mean any rear access by the residents, if this plan is agreed, will lead rubbish directly through the restaurants outdoor dining area or will block access without any legal agreement in place. Finally, with the private stairs access to the above properties being within the plans provided. What security will be put in place to stop the public accessing these stairs to the above properties?

Furthermore, the plans identify a new ventilation system to be moved directly onto an outdoor wall next to the resident fencing above. The plans identify that this ventilation system should remove cooking odours directly above. This will mean that the smells from the ventilation system will sit directly next to the residents outdoor area which could cause disturbance based on the noise and negative impact on the smells. It will also reduce access to enjoy the rear outdoor spaces to the residents above that they currently have. At present the

current ventilation system is already extremely noisy. Is this ventilation system going to be quieter and minimal impact to the resident's living above this unit as well as everyone else within the vicinity.

There seems to be consideration taken for the residence east of the property but not for the immediate resident's already living in the block above. The outdoor seating area and the fencing with a keypad will close off all access to the properties and residents have not been made aware of any easements or agreements in place to allow access to the properties correctly.

Before any planning is agreed, any conversations or agreements with residents above would be appreciated and any easements or agreements would need to be put in writing to ensure all legal access can be adhered to and will reduce any disturbance to residential units above as well as the restaurant.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of advertisement consent any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>