

Archevolve
3 The Square
Storrington
RH20 4DJ

Date: 6th August 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: EP/65/26/DOC

Dear Mr Page,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition imposed under EP/121/25/PL relating to conditions 3 grease trap separator, 4 extractor maintenance schedule, 5 noise scheme and 6 acoustic report.

19-21 Sea Road East Preston BN16 1JN

Notification regarding the above application:

Condition Number 4

Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to, and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and shall thereafter be operated and retained in compliance with the approved scheme.

The applicant should refer to the following document: <https://www.ricardo.com/en/resources/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems>

Reason: To protect the amenity of nearby local residents in accordance with Arun Local Plan policy QE SP1.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The information submitted is not adequate to discharge the condition. Environmental Health have provided an objection and their conclusion is agreed with.

Condition 4 requires details of the proposed extraction and odour treatment scheme and a maintenance schedule for that scheme. The submitted information does not provide sufficient details of the proposed odour control measures and fails to demonstrate how fumes and cooking odours will be effectively treated before discharged to the atmosphere. This matter is particularly important given that

the proposed kitchen extract termination point appears to be directly in line with windows of the flat above the premises. In such circumstances, we would normally expect the applicant to undertake an odour impact assessment in accordance with the current EMAQ guidance to demonstrate that the proposed extraction and filtration system will not adversely affect neighbouring residential amenity.

As this information has not been provided, the condition cannot be recommended for discharge.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning