

Lesley-anne Scorgie
49,SEA LANE
RUSTINGTON
LITTLEHAMPTON
Rustington
BN16 2RG

Your Ref: OWPC15417
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

1st September 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2

Notification for prior approval under class C for a change of use from a shop (Class A1)
to a restaurant/cafe (Class A3)
51 Sea Lane Rustington

Thank you for your internet representation made on 31st August 2017 which has been recorded as '**an objection**' with the comments as follows:

My property will be directly affected if this permission is granted. There is currently a vermin problem in this area and it is clear that food waste encourages and increases the issue. Foxes, seagulls, rats and mice are regularly found at night in bin areas in this area.

The proposed bin storage within the submitted plans is inadequate and not robust enough.

There are no proposals included within the planning request regarding segregation of waste from such an establishment, e.g.glass, cooking fat. Likewise, there is no mention of proposals for 'management policies' for deliveries, noise levels, offensive cooking smells, unsightly waste disposal, rubbish collection.

All of the surrounding properties are 'listed' and many with thatched roofs which gives cause for concern from potential cooking accidents or fan extraction malfunction. No one thought the Grenfell Tower accident would happen!

Cudlow Avenue is a private road and one area for concern is additional unauthorised parking in and around the area of No 51. There is already great difficulty for some getting out of the Avenue as it is difficult to see when there are cars parked on the stretch of parking pays.

There is already a cafe/restaurant in Sea lane and the area does not need an additional eatery. It is my belief that an additional cafe will impact on the appearance of the area and cause additional pollution.

It will be very difficult to install the proposed ductwork and extractor fan without destroying the current foliage and if trees and plants have to be cut down to accommodate this work, the extractor fan will create noise, unpleasant smells and appear extremely unsightly for those whose bedrooms look out onto this area.

The plans submitted show there are no windows in the area proposed for the kitchen. This will lead to the back door being constantly open to allow for staff to have fresh air, take their breaks, dispose of their industrial rubbish etc. This will have an effect on my privacy and again cause a unsightly and unpleasant atmosphere.

After discussion with two local estate agents, their belief is that an unsightly and noisy rubbish collection area on a private road will without a doubt have a negative impact on

the value of any property within close proximity.

Cooking smells from the Tandoori Knights curry house on sea lane can be smelt on warm evenings and that property is approx 80 meters away!

Cudlow Avenue really is a lovely place to live and I do believe that the planning permission for the No 51 Sea Lane 'change of use' should be refused for the reasons stated above.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, 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 faithfully

Neil Crowther
Group Head of Planning