

Mr D & Mrs N Eaton
10 Cudlow Avenue
Rustington
West Sussex
BN16 2HE

Your Ref: OWPC15518
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

8th 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 8th September 2017 which has been recorded as '**an objection**' with the comments as follows:

Shortage of Parking. Sea Lane is a busy Bus route with few parking spaces in the immediate area. There is space for five vehicles in the layby but this is for No. 51 and the four other adjacent business premises. I presume the parking area, max two small cars, adjacent to the property would be for staff as there is no parking to the rear.

Danger to Pedestrians. Number 51 is on the corner of Sea Lane and Cudlow Avenue and this junction has been the subject of several Council Reviews in the past few years because of the danger to pedestrians.

Road Obstructions. The access for any delivery vehicles and waste collection vehicles is very limited and could lead to either Sea Lane or Cudlow Avenue being obstructed.

New Extractor Fans. The positioning of the extractor fans on the North elevation would direct any noise and smells directly into a private residence, i.e. The Old Barn (thatched).

Lack of Kitchen Fire Exit. The Plans do not appear to show any external fire exit from the kitchen/utility area.

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