

Richard W Gammage
36 Cudlow Avenue
Rustington
BN16 2HF

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Your Ref: OWPC15521
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

11th 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:

Dear Sir/Madam

Proposed change of use - 51 Sea Lane Rustington R/184/17/PD

I wish to object to the proposed change of use from retail to restaurant/cafe (hereafter 'caf') on the following grounds:

1. Parking: There is a small number of places available outside the actual parade of shops. Therefore it is highly likely that it will spill over onto the private property which is Cudlow Avenue. (Please note this avenue is not just 'unadopted', it is actual private property - private ground.) As cafes are by nature high volume, with frequent comings and goings, the disruption and noise, and likelihood of illegal parking, will be significant, spoiling my peaceful enjoyment of my home.

2. The private roads in the estate will be prone to use by customers trying to take an illegal shortcut to access the caf. Again, the high volume would be an aggravating factor.

3. Vans and lorries bringing deliveries and taking waste, usually taking place early in the mornings, causing noise and disturbance, would be a nuisance and again will curtail my peaceful enjoyment of my property.

4. Bags of food waste, awaiting rubbish collection (see 3 above) will likely be torn open by gulls and foxes, and be unsightly and a possible health hazard.

5. Having the proposed extractor fan blowing food smells into my road, will change the nature of that end of the road, and spoil my enjoyment of my property. My house is almost exactly downwind from the direction of the prevailing wind, so this smell would be very pervasive and constant.

6. It is already somewhat difficult to exit safely from Cudlow Avenue onto Sea Lane, and great care is needed. With the increased likelihood of vans and lorries, and customers' cars, causing increased congestion, this will be even more difficult and unsafe, increasing the likelihood of accidents.

7. I really wonder whether the proposer has considered the potential danger of a faulty extractor fan shooting sparks, pointing straight at the thatched cottage roof just a few yards away. Surely this can't be allowed. Surely not.

Thank you for your consideration.

Richard Gammage

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 to 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