

Dear Mrs Gardener

Thank you for calling me back to discuss my General Permitted Development at 51 Sea Lane, Rustington.

Whilst I fully understand the concern of the objections which are all very similar I would like the opportunity to respond to the raised issues.

The A3 use class comprises restaurants/cafes although it has never been my intention to open a restaurant/café but instead an elegant Art Deco tea shop. The tea shop would serve coffee in the mornings, light lunches, and afternoon tea. All food would be home-made, freshly prepared and baked as no such establishment exists in Rustington. Our opening hours will be normal working hours, no early mornings or late evening as I am aware of preserving the local resident's normality.

I have not had subject to sight of Environmental Health's Consultation response but it is my opinion the tea café will not create any odour or noise issues that will affect the amenity of the immediate residential occupiers. The proposed change of use is not considered to give rise to any unacceptably adverse overbearing, overshadowing or overlooking impacts on neighbouring properties. I would also add that the proposals have the full support of the freehold occupiers who live above the proposed tea shop.

The proposed refuse facility to the side of the building is on private land belonging to the premises and not a public pathway and would be of a timber built construction housing the bins and not open to the elements and local wildlife as has been suggested. I would consider the proposal to enclose the refuse waste to be a marked improvement on other establishments in close proximity where bins are left on the public highways as indicated on the attached pictures. I would also add that refuse collection has always been in the location proposed when the site operated as a shop and I am not aware of any prior raised concerns.

To the side of the building there is private parking of 14 meters in length and signage stating this, the present shop owner has always parked the large company work van and associated building materials in this area with no objections, so any deliveries or collections would have off road parking for the duration. In front of the shop there is a public layby. It is considered that the proposed change of use will not create a significant amount of additional traffic. WSCC Highways team has raised no concerns as part of the consultation process.

The fitting of the 35cm extraction ductwork by specialists would cause very little, if any disturbance to the plants as there is a natural gap, and would barely be visible. From any extraction there will be an element of noise and odour but it will not exceed British noise standards. It would not be excessive or for long periods of time and there would be no fire risk from "sparks" as outlined in some of the representations made.

In response to the number of cafes/restaurants in the Rustington area I would like to highlight that competition is good not bad and will bring in revenue to other local businesses in Rustington. I would also add that the majority of the cafes/restaurants mentioned in the representations are on the main high street. Consent was recently granted for a Change of Use from shop (A1) to restaurant/cafes with outside seating at 137 The Street (R/78/17/PL) which is in the village centre and where it was concluded in the Officers Report that the proposed change of use would have a positive supporting impact on the adjacent primary shopping frontages and the vitality of the shopping area generally.

The proposed change of use also fully accords with relevant development plan policies and national planning policies for sustainable development.

On a personal level I would like to add that having served the Queen on the Royal Yacht Britannia for many years there is nobody else with as high standards as I set myself to ensure any of the raised concerns would not be met with consideration and compassion to the local residents.

With 17 objection to date, no adverse comments from Highways, and a local population of 14,000 and growing I would ask you to please consider my reply to the objections.

Kind regards

Alan Froome





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