



**23 Knightscroft Avenue
Rustington
West Sussex BN16 2HN**

ARUN DISTRICT COUNCIL

14 SEP 2017

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12th September 2017

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

Ref R/184/17/PD

Application for change of use of 51 Sea Lane from Class A1 shop to Class A3
Restaurant and Cafe

Dear Sirs,

I am writing to object to the above proposed change of use for the following reasons:

The area of public road or other public area available for parking for customers is completely inadequate or unsuitable.

This will lead to customers parking on private roads thus causing a nuisance.

Home owners in those private roads pay all cost of maintaining those roads so saving substantial sums from the public purse and it would be quite wrong and unfair for their privacy to be abused by customer parking.

Increased traffic will increase the use of local Private Roads as a rat run.

I shall be grateful if my objections can be recorded.

Yours faithfully,


Alan Ireland

14 SEP 2017

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Planning Department,
Arun Civic Centre,
Mallwood Road,
Littlehampton,
BN17 5LF

37
(house number) Knightscroft Avenue
Rustington
West Sussex
(Post code)

12 September 2017

Ref R/184/17/PD

Application for change of use of 51 Sea Lane from class A1 shop to class A3
Restaurants & Cafes.

Dear Sirs,

Mr. & Mrs. B. Lee

(Insert your own name(s)) object to the above change of use for the following
reasons:

Increased traffic activity due to the delivery of supplies required for a venue that
provides food and drink.

Increased traffic activity possibly at times that will impact on the quality of life
for residents due to customers arriving and leaving. This cannot currently be
accurately determined, as the application gives no specifics as to the specific type
of operation under consideration.

The use of the private roads of the Cudlow estate for access and exit due to the
dangerous corner of Cudlow and Sea Lane. It is worth noting that these roads
are unadopted and therefore it is the responsibility of the Freeholders to
maintain the integrity of the roads. The estimated increase in traffic will put a
strain on road surfaces not designed or built for commercial use.

Limited parking for the Restaurant/café as the current four spaces are shared
with a shop, and three businesses. Therefore there is concern that patrons of the
proposed new business will park in the private roads of the Cudlow estate, which
have a covenant that precludes the use of the road for commercial purposes.

The potential for increased rubbish that will attract vermin and foxes with the
attendant health concerns.

The positioning and use of a venting system for the proposed kitchens, which are
according to the plans to be hidden by trees. Surely this then proposes a fire risk,
particularly as the houses directly opposite the side entrance to number 51 is
thatched. Secondly such a venting system would produce noxious odours and
considerable noise.

Sincerely

Signatures

