

Richard John Smith
20Knightscroft Avenue
Rustington
BN162HN

Your Ref: OWPC15607
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

18th 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 17th September 2017 which has been recorded as '**an objection**' with the comments as follows:

- 1. Out of 115 commercial premises in central Rustington there are currently at least 17 premises operating as either cafes or licensed restaurants. At approximately 15% of the total available commercial premises I think Rustington is now at the saturation level for this type of business.*
- 2. If this application is approved there would be no grounds for withholding similar change of uses approval for the other adjacent premises in this small row of commercial premises in what is essentially a residential area.*
- 3. This location is unsuited to a catering enterprise due to lack of adequate nearby parking and distance from the public car parks in central Rustington.*

With other empty properties in The Street with the potential for cafe/restaurant conversion and where grounds for approval would be harder to reject I believe this particular application should be rejected in order to maintain a balance of business use within this popular area of Rustington.

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