

Mr & Mrs A F Sayers
53 Sea Lane Rustington

BN16 2RQ

Your Ref: OWPC15627
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

20th 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 19th September 2017 which has been recorded as '**no objection**' with the comments as follows:

We have lived in the maisonette above the commercial property for over thirty years and will continue to do so, we are now retired. There is no way we would endorse anything that we felt would compromise our enjoyment of our flat and roof garden.

The fireplace shop had a skip permanently parked at the side of the shop which was emptied approx. every two weeks and a large rubbish/recycle bin next to it being changed every Monday morning between 7 to 8 am. No complaints were ever made. Lorries made deliveries most days and larger lorries delivered Fireplaces and Stoves at least twice a week none of which caused any problems and again no complaints were ever received. Marble and stone were sometimes cut on site causing a certain amount of noise and dust, again no complaints received.

There is and has always been a right of way for all the commercial properties over Cudlow Avenue to a dedicated service road at the rear of the commercial properties for deliveries and a turning point for lorries.

It is highly unlikely that potential customers will use or park in the unadopted roads near by, as they rarely do now as most have gates at both ends with automation at one end for use with residents zappers.

There is customer parking at the side of the property and a parking bay which is for use of customers using the commercial properties and at some times of the day is empty. More available parking than some of the other caf s.

The proposed extractor fan will be sited beneath our roof garden and barely seen, with a very low decibel sound out put slightly louder than somebody breathing and certainly will not omit nasty smells or dangerous sparks.

Unfortunately the lack of retail shops is down to us all, outside retail parks selling everything cheaper and expecting small business to price match and biggest problem of all the internet.

A family run good quality tea room would certainly be a different and pleasant addition to 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