

19 SEP 2017

8 Central Avenue
Rustington
Nr Littlehampton
W.Sussex BN16 2HG



Planning Department
Arun District Council
Maltravers Road
Littlehampton
W.Sussex BN17 5LF

18th September 2017

Dear Sirs

Re: Proposed Change of Use, 51 Sea Lane, Rustington. Ref: R/184/17/PD

We wish to register our objection to this proposed change of use, from retail (Class A1) to a restaurant/café (Class 3).

Cudlow is a small private estate, made up of four roads, wholly maintained by the freeholders and residents. It is not adopted or maintained by the council. Furthermore, the road surface at Central Avenue comprises a single layer of tarmac over the original gravel substrate and is not suitable for increased traffic, parking or vehicle turning.

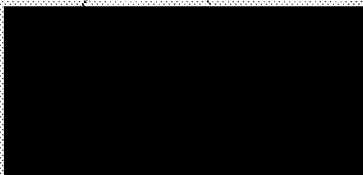
Parking, particularly on the bays immediately in front of 51 Sea Lane would be inadequate. This would lead to clients parking on, for example, Cudlow Avenue to the side, which would be unauthorized and illegal. The exit from the western end of Cudlow Avenue, onto Sea Lane, is hazardous. If further vehicles and lorries were parked in front of this row of properties, it would be even more dangerous, with the drivers' view blocked.

There is already a significant volume of unauthorized traffic, which uses the western end Cudlow Avenue; the whole of Central Avenue and Broadmark Avenue plus the western end of Knightscroft Avenue as a cut-through to avoid the village traffic lights etc. It is not unreasonable to expect that this volume would increase still further with a food and drink outlet at 51 Sea Lane. Deliveries and refuse collections would be frequent, causing considerable noise and disruption to residents as well as further degradation of the estate's road surfaces.

The plans show a ventilation system, whose outlet would be on the north-facing wall towards the rear of the building. Quite apart from the unsightly appearance and noise of this equipment, any smells emanating from the catering would be vented towards the properties immediately adjacent, given that the prevailing wind comes from the South West.

Finally, the issue of food waste and other refuse raises the unpleasant prospect of attracting vermin, more foxes, gulls, rats and mice.

Therefore, we request that the Planning Department take these various considerations into their deliberation and ask that this application for change of use be rejected.



Mr & B.T. Grant

