

Jane Drake
6 Central Avenue, Rustington
BN16 2HG

Objection: Planning application R/84/26/PL

Location: Ground floor, 55-57 Sea Lane, Rustington, BN16 2RN

Proposal: Installation of commercial kitchen extractor on rear facade of outbuilding, alterations to rear doors/windows, and covered walkway structure.

Dear Sir/ Madam,

I am writing to submit a formal representation regarding planning application R/84/26/PL. While the application is framed as a Class E restaurant operation, the physical infrastructure, split-site layout, and technical contradictions introduce severe policy conflicts. I wish to raise a series of material planning concerns regarding the incompatibility of this configuration with the site's immediate context, assessed under the relevant policies of the Arun District Council Local Plan. Additionally, if it is intended that the kitchen will also operate as a takeaway, this is incompatible with a Class E premises and constitutes a Sui Generis use which would result in further objections. It is difficult to imagine that it will not provide a takeaway/delivery service as most, if not all, such local restaurants do and I would prefer to raise objections now before the applicant spends significant funds on any conversion.

I request that this application be refused based on the following grounds:

1. Inoperable Rear Parking Allocation and Unsafe Egress (Conflict with Policy T SP1)

The application form explicitly states that two operational parking spaces will be maintained which are shown in the photo at the rear of the site. This assertion contrasts with the plan which shows only one space in the new layout.

- The physical footprint of the proposed outbuilding kitchen's structural alterations will reduce the viable rear capacity down to a single parking space.
- If the applicant allows a second vehicle into this layout, the parking position directly blocks the primary rear escape door of the restaurant kitchen and the external gate which serves as a fire escape route for the restaurant. This creates a severe fire safety hazard, leaving staff and customers with no safe, unhindered egress from the rear of the premises in an emergency.

2. Absence of a Waste and Refuse Strategy (Conflict with Policy WM DM1)

A commercial restaurant producing high-volume food waste requires a designated, ventilated, and vermin-proof commercial bin store. The applicant has provided no technical details or spatial allocations on the block plans indicating where commercial waste will be stored. Leaving commercial bins in the open courtyard or near the narrow Cudlow Avenue access point will cause a direct environmental health nuisance, attracting vermin, gulls and foxes, creating a secondary odour source for adjacent residential properties and workplaces. In any event, the narrow gated exit onto the rear parking area appears to be too narrow for commercial waste bins to be removed, if stored on their premises in the courtyard/patio area.

3. Forecourt Parking Constraints and Retail Conflict (Policy T SP1)

The front forecourt of 55-57 Sea Lane provides a highly restricted apron of approximately five parking spaces, which are completely shared with the Rustington Convenience Store and four other businesses, including the proposed restaurant. The parking spaces are also used by the

post office collecting, and locals dropping off, mail from the post box on the parade. The popular convenience store operates as an essential local amenity generating a sequence of short-stay customer vehicles and deliveries. Superimposing a sit-down restaurant onto this area will cause immediate parking displacement. Restaurant patrons, staff, and delivery suppliers will be forced to park on the pavements of Sea Lane or block the mouth of Cudlow Avenue. This will cause severe traffic congestion and visibility issues at a junction which is already hazardous due to the lack of pavement and poor visibility where Sea Lane narrows at the junction with Cudlow Avenue.

4. Servicing Traffic and Unfettered Access via a Private Residential Road

The detached outbuilding kitchen backs directly onto Cudlow Avenue, a private road. While a manual gate is positioned on the road near Sea Lane, the rear entrance door of the existing garage can be physically accessed from Sea Lane/Cudlow Avenue without passing through the gated area. Consequently, the manual gate cannot serve as an effective control mechanism to limit commercial traffic to the restaurant. Delivery vehicles, staff vehicles, and suppliers will use the mouth of Cudlow Avenue as a temporary loading, idling, and turnaround zone, introducing noise and traffic friction into a quiet residential lane in violation of Policy QE DM1. When the manual gate is closed, as it is from time to time, it will exacerbate this problem.

5. Complete Omission of Mandatory Odour Abatement and Environmental Data/Noise impact report (Policy QE DM1)

The applicant's "Noise & Odour Statement" confirms that the extraction system relies entirely on a basic canopy with standard "grease filters."

- According to national EMAQ+ and BESA DW/172 standards, high-heat commercial cooking is a High to Very High odour risk category that cannot be mitigated by simple grease filters alone. These filters have zero capability to neutralize gaseous odours, smoke, or fine particulate matter (PM 2.5).
- The omission of secondary or tertiary odour abatement such as carbon filter banks, electrostatic precipitators (ESPs), or UV-ozone systems, means raw, pungent cooking fumes will be discharged entirely untreated into a shared courtyard overlooked by windows of nearby flats. It is not, as claimed, an area "characterised by ancillary commercial activity."
- Furthermore, the omission of a professional Odour Risk Assessment and a BS 4142 Noise Impact Report means that the council lacks the empirical pre-determination data needed to safely evaluate the environmental impact on nearby receptors. The suggestion to supply acoustic data "upon installation" is not acceptable because it bypasses standard planning procedures.

6. Flawed Dispersion Height and Technical Contradictions

As noted by other representations, the submission documents are contradictory: the text states that a vertical discharge design will be used, whereas the architectural layout drawings explicitly illustrate a horizontal discharge exiting from a 90-degree bend. This 90-degree turn creates a sharp grease accumulation trap and a localized fire hazard. Furthermore, terminating a low-level flue on a low, single-storey garage roof, positioned just 11m and 14m

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from the nearest homes, and 2m from the adjacent first-floor terrace of 51/53 Sea Lane - will fail to clear the wind shadow of the dominant 3-storey main building block, trapping toxic smoke at ground level.

**7. Risk to the Setting and Safety of an Adjacent Grade II Listed Building
(Policies HER SP1 & HER DM1)**

The application site is near a designated Grade II Listed residential cottage on Cudlow Avenue, which retains a traditional, highly combustible thatched roof. Under Policy HER DM1, the Local Planning Authority has a statutory duty to ensure developments do not prejudice the setting or structural safety of heritage assets. Installing a low-level external exhaust flue onto a lightweight, single-storey garage structure adjacent to a vulnerable thatched roof introduces an avoidable fire safety risk due to potential grease fires within the ductwork.

Conclusion

For the reasons outlined above, the proposal is an inappropriate layout that:

- Will result in noise and odours, interfering with many residents' enjoyment of their homes and gardens
- Compromise local highway safety for vehicles and pedestrians
- Will generate severe safety hazards regarding fire egress
- Conflicts with existing retail and business uses
- Lacks mandatory waste strategies
- Poses an acute risk to an adjacent listed building.

Additionally, I am concerned that the restaurant may also operate, in practice, as a takeaway/delivery service, increasing the risks mentioned above. I respectfully request that Arun District Council refuse the application.

Yours faithfully,

Jane Drake

[REDACTED]

[REDACTED]

[REDACTED]

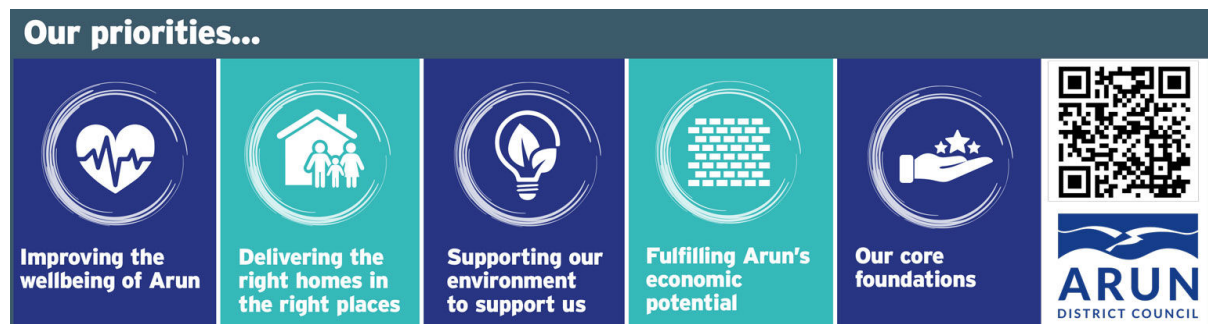
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Arun District Council, Civic Centre, Maltravers Rd
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 22 June 2026 09:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection planning application: R/84/26/PL 55-57 Sea Lane

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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From: Jane Drake [REDACTED]

Sent: 21 June 2026 15:08

To: Planning <Planning@arun.gov.uk>

Cc: Cllr. Lesley-Anne Lloyd <Cllr.Lesley-Anne.Lloyd@arun.gov.uk>; Cllr. Peggy Partridge <Cllr.Peggy.Partridge@arun.gov.uk>

Subject: Objection planning application: R/84/26/PL 55-57 Sea Lane

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

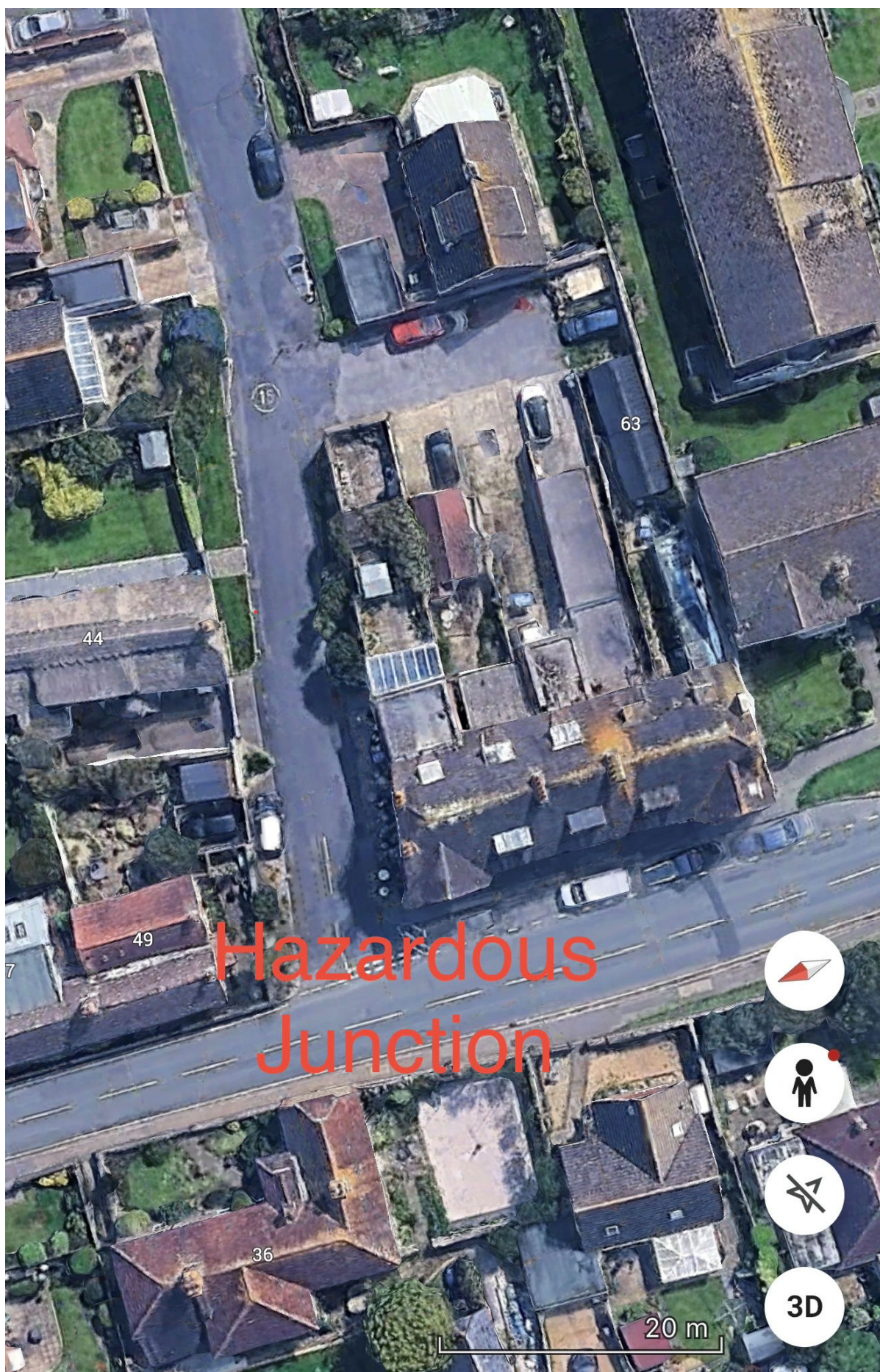
Dear Planning Team,

Please find attached details of my objection to the above mentioned application in PDF (with better formatting) and text. I also attach photos which support the objection.



**The exhaust
is here**

Sea Lane



Hazardous
Junction



20 m

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