

3rd July 2026

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/84/26/PL
Site Address: Ground Floor 55-57 Sea Lane Rustington BN16 2RQ
Description of works: New commercial kitchen extractor installed on rear facade of outbuilding, alterations to existing windows and doors at rear ground floor level and the erection of a covered walkway structure in rear garden. This application is in CIL Zone 4 and is Zero Rated as other development.

Thank you for your internet representation made on 3rd July 2026 which has been recorded as an objection with the comments as follows:

OWQC84568

My Council has considered this application and wishes to make the following observations and objections:-

(i) The proposal to install a commercial kitchen extractor on the rear facade of the outbuilding, in close proximity to residential properties, by reason of its mass, possible noise emission levels, height and odours would most certainly be detrimental, and adversely affect the quiet enjoyment of the occupiers of these properties

(ii) The proposal, which is required to facilitate a restaurant, would be prejudicial to the character of the Conservation Area, even though its location is just outside the boundary. It would be particularly detrimental to the setting of Listed Buildings nearby

(iii) The proposal is in conflict with Policy 2 of the Rustington Neighbourhood Plan, which states that:-

Development should not impact on surrounding properties, but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area

Provision should be incorporated within the curtilage of a property of a storage area for refuse and recycling bins which blends with the character of the dwelling and street scene

(iv) The application, as submitted, shows provision for two parking spaces at the rear of the site. This would, in effect, result in no safe fire escape route for kitchen staff/customers in the event of an emergency requiring egress from the rear of the main building.

My Council is also concerned that:-

The inclusion of a lengthy open-sided walkway between the restaurant and kitchen, which would be used in all weathers and temperatures, could adversely affect the safety and well-being of staff

The lay-by in front of the proposed restaurant was often full and, therefore, could result in customers parking in the adjacent private road, namely Cudlow Avenue. This road suffered from very poor visibility, when exiting onto Sea Lane. Food deliveries direct to the kitchen would be required to take the same route.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>