



Arun District Council
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14th July 2026

Sue Bush
3 Broadmark Avenue
Rustington
BN16 2HQ

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 14th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84736

Permission is sought for a kitchen extractor and associated works to facilitate the trading by a commercial premise for the retail of cooked food. Whilst it appears the siting of the commercial kitchen fan and other structural changes has limited impact for those not in the immediate vicinity, it is required to support a restaurant and take away food outlet. Long daily trading periods are indicated and this, combined with the visual impact of the external fan and associated noise and odour is not compatible with the close proximity of residential dwellings. The location for the proposed commercial outlet has significant access and egress constraints. Sea Lane is a busy thoroughfare and the junction of Cudlow Avenue (western end) and Sea Lane is compromised with poor vision and parked vehicles. This junction is one permitted to be used by all accessing the 4 private roads on the Cudlow Estate (which has no public right of way) who are responsible for roadworthiness and maintenance. Usage of this area is likely to increase by customers and the need for access by delivery vehicles, as limited parking is available. Therefore the application to site a kitchen extractor is not supported as it is believed this is not a suitable or safe location for the proposed siting of a restaurant and associated food take-away outlet.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>