

15th July 2026

Mrs Krysta Costin
25 Cudlow Avenue, Rustington
BN16 2HF

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:

OWPC84754

R/84/26/PL
Rustington

We live three doors down from the proposed planning site for the Chinese takeaway.

There are a number of reasons for which we base our objection:

1. The smell from the takeaway would be an issue. Due to the prevailing south westerly winds, the odour pollution would negatively impact our family and our home.
2. The noise from the extractor fan, potential customers, vehicles, delivery vehicles (both deliveries to the premises and delivery drivers collecting for customers) customer and staff chatter and the slamming of car doors between the late hours of the evening are a concern for us.
3. The increase in traffic between the hours of 5pm and 11pm would likely draw people who may be undesirable and/or people under the influence of alcohol after a visit to the pub. This is a quiet area in the evening, however in the last year there has been an increase in crime, with a number of vehicle break-ins. Having been victims of crime we are concerned that with the addition of a takeaway restaurant this would likely increase the chances of antisocial behaviour locally.
4. The junction of Sea Lane and Cudlow Avenue is a blind turning when going in a Northerly direction towards the Street, cars drive along Sea Lane at great speed in both directions. The increased traffic that would be a result of a takeaway restaurant would make this junction more dangerous and likely lead to accidents.
5. There is limited parking outside the row of shops where the proposed takeaway restaurant will be. This will cause an issue to surrounding areas and roads as people frequent the takeaway, this may also be exacerbated by delivery drivers. There is already an issue with double parking and blocking of the junction in

the daytime hours.

6. We have two small children who ride their bikes or scooters in our quiet road and therefore, we are concerned of the danger to them with the extra thoroughfare.

7. Pests; commercial food premises can sometimes attract vermin if waste isn't managed strictly. There is already a high prevalence of foxes and other wildlife in the area which are a nuisance.

8. Increase in rubbish; there are no refuse bins in Sea Lane or the surrounding area, which will lead to an increase in litter and other waste being discarded in the local area.

9. Due to the nature of the restaurant, there will not be toilet facilities available which may, due to the nature of late night clientele, lead to public urination in the area.

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>