

15th July 2026

R W Gammage
36 Cudlow Ave
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 15th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84767

I live 4 doors down from the proposed development. The reasons for my objection are:

1. The exit from Cudlow Avenue into Sea Lane, exiting to turn north, is already so dangerous that many residents drive the long route through the estate to exit further down, as the visibility is very poor looking north, being partly blocked by the cottage which sticks out into Sea Lane to the right. This facility would not, of course, be available to customers. The risk is exacerbated by the constantly speeding traffic. This development would make the likelihood of accidents and injury many times worse.
2. As I live in the path of the prevailing south westerly wind, the smell and noise - car doors at night for instance - will be carried straight in my direction and will spoil the enjoyment of my property.
3. The night trade may well feel they have no option but to use our front gardens as a toilet.
4. The enterprise would be inappropriate and would clash with the estate's character - fairly quiet, tranquil roads.
5. Children play, and the elderly, frail, residents walk in the road, which has a 5 mph limit, but so far, by the Grace of God, we haven't had a serious accident despite visiting vans racing through and putting them at risk. This change would increase the danger and, sooner or later, could lead to a tragedy.
6. Parking would be insufficient - certainly at peak - and the prospect of the road being temporarily blocked as "I'm only popping in for 5 minutes" would hinder ambulances and fire engines when every second might count, putting lives at risk. We are a road with mainly elderly residents and blue light ambulances are not unusual.

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>