

Arun District Council

Via Planning Portal

Reference: : **PP-14478318**

11/112025

Dear Sir/Madam,

McDonald's Restaurant, Crossbush Services, Lyminster Road, BN17 7QQ

Please find attached an application for "Option 2 - Refurbishment of the restaurant to include a front (west) and between booth (south) extension, replacement entrance door and the formation of an additional entrance with new glazing. Patio areas to be refreshed with replacement furniture and associated works to the site".

Relevant Planning History

Ref	Description	Submitted	Decision Date	Status
LY/9/25/PL	Refurbishment of restaurant to include a 5.6 sqm extension, replacement entrance door and the formation of an additional entrance with new glazing, refreshment of patio areas with new furniture and associated works. This application is in CIL Zone 3 (Zero Rated) as other development.	26/09/25		Pending
LY/9/24/PL	82.1 sqm extension, IRLX, FF & reconfiguration of the car park	22/03/24	30/05/24	Approved
LY/13/24/DOC	Pre-commencement - Cond 3 Tree Protection	04/09/24	30/10/24	Approved
LY/22/24/NMA	Change wording of Condition 4 - to remove reference to the 1:2 ratio	22/11/24	28/11/24	Approved
LY/19/24/DOC	Pre-commencement above DPC - Cond 4 Landscape scheme	03/10/24	29/11/24	Approved
LY/20/24/DOC	Pre-commencement above DPC - Cond 8 Biodiversity Enhancement	03/10/24	04/12/24	Approved
LY/8/24/A	Relocation of fascias	22/03/24	26/06/24	Approved

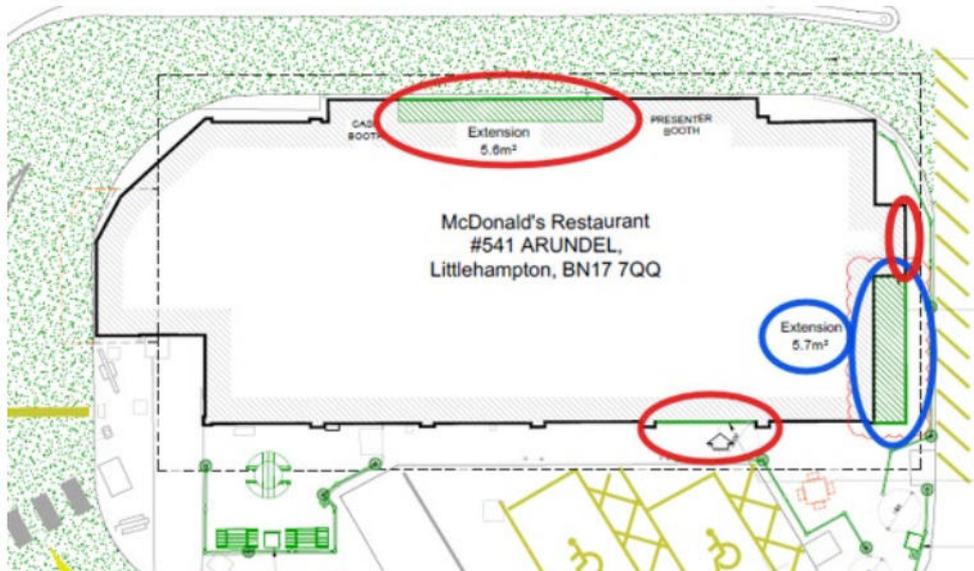
The Proposal

The scope of development is restricted to the building and there is no impact on the car park and the wider landscaping on site. The patio areas are to be refurbished with new outside furniture but no changes to the existing hard standing in these areas.

The application includes all the elements previously submitted as part of the previous proposal (App Ref LY/9/25/PL. For clarity, these are circled in red, with the additional extension (5.7sqm) shown in blue.

In summary the key changes to the building are:

- 5.6sqm under eave extension between the existing drive thru booths on the north elevation
- New additional automatic glass entrance doors on the south elevation
- Replacement doors on the existing entrance on the east elevation.
- **5.7sqm under eave extension adjacent to the wind lobby.**



Both extensions (total -11.3sqm) between the booths provide additional area within the kitchen to allow operations to be improved. Drawing 21600_541_06 E provides the existing and proposed construction within the building.

Drawing 21600_541_50 M provides the proposed seating layout, which demonstrates that whilst the dining area is being bumped out at the front of the store, there is an overall reduction in the size of the dining room and covers provided, with no increase in overall capacity.

	Existing	Proposed
Total Covers	59	53
Approx Dining Area	78.2 m ²	60 m ²

If you have any queries relating to this application, please do not hesitate to contact us.

Yours faithfully,

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Sarah Carpenter

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