

Arun District Council
Planning Services
Civic Centre
Littlehampton
West Sussex
BN17 5LF

28 November 17

Your ref:
Our Ref: AFP 79

Dear Sir / Madam

**Proposed external alterations & change of use to include drive-thru (KFC)(A3/A5)
Former Little Chef, Arundel Road, Fontwell, BN18 0SB
Planning Portal Ref: PP- 06524970**

On behalf of the applicant, EuroGarages, I hereby submit a planning application for external alterations to former Little Chef building as part of refurbishment for use by KFC. The proposal also includes change of use to provide a drive-thru facility with associated provision of drive-thru lane and amends to car park layout.

Please note a separate application will be submitted in due course for signage.

Please note there are also no proposed works to the attached Burger King unit.

The application has been submitted via the Planning Portal. This supporting letter accompanies the submitted forms and plans.

Payment of the £385 application fee will be paid by cheque / over the phone. The fee has been generated on the basis of the 'change of use' to include A5 drive thru use on site. This fee is greater than the £195 generated for external alterations and so is considered the correct fee.

The Proposal

The proposal involves external works to the building associated with the refit to enable operation by KFC. The external works include a new outside seating area, replacement windows / doors, bricking up of some existing openings and cladding of existing brickwork with composite timber cladding (walnut colour) and wall cladding (colours 'grey white' and 'grey'). With regards the proposed drive-thru use, a new drive-thru lane is proposed together with associated alterations to layout of the car park area and ramp serving Travel Lodge. The proposal will provide 36 car parking spaces together with spaces for collection of orders.

The Proposed Development is illustrated on the following drawings:

- SU-0000 – Site location plan
- SU-0001– existing site layout
- A100 – proposed site layout plan
- A101A – ramp details.
- A001 – proposed visuals
- A102 & 103 – proposed elevations

- A200 – proposed floor plan

A separate application will be lodged for signage in due course.

Site Location.

The sites comprises the former Little Chef (at Fontwell Services also including Burger King, Travel Lodge and Shell PFS) building at junction of A27/A29/Arundel Road. The current brick and tile building and site are dated and add little to the character and appearance of this roadside site and its surrounds. The site is unallocated and not subject to any designations in the Local Plan. There is no recent planning history on the site. The postcode for the site is BN18 0SB.

Assessment against Development Plan

The Local Plan comprises saved policies from the Arun District Local Plan 2003. Policy GEN7 entitled 'Form of New Development' relates to Design and sets out a number of design based criteria against which proposals will be assessed.

The policy seeks to ensure developments are of a high quality design and layout respecting, and in-keeping with, the site and its surroundings.

The existing building is an established roadside services development serving the needs of motorists. The existing brick and tile Little Chef building is dated. It contributes little to the site and its surrounds and is in need of refurbishment and updating. The proposed works include replacement windows and doors to form an open and airy building with re-positioned front entrance. The existing brickwork will be overclad in timber effect composite cladding (walnut colour) and wall cladding panels (colours 'grey' and 'white grey') in accordance with KFC current branding.

The proposed alterations will modernize and enhance the appearance of the building and wider site with clear benefits in terms of visual amenity. The submitted plans and 3d visuals indicate the quality of finishes which will modernize the appearance of the building to create an attractive roadside development. The proposed works are high quality, enhancing existing character and appearance and thus making a positive contribution to this existing roadside services development and its surrounds.

With regards the provision of a drive-thru facility for the KFC, a new drive-thru route is proposed around the building (south side). The proposed drive thru route be laid out over existing grassed area surrounding the building and will not result in loss of any mature or important trees. The inclusion of the drive-thru facility will require a change of use so the resulting KFC will have an A3/A5 use. Given the existing use of the building and the wider established service station uses, the proposal is considered acceptable in this location and compliments existing roadside uses required now in a modern facility. The proposed revisions to site layout include provision of a new access ramp to the adjacent hotel. This will be a simply structure in-keeping with the site and its surrounds.

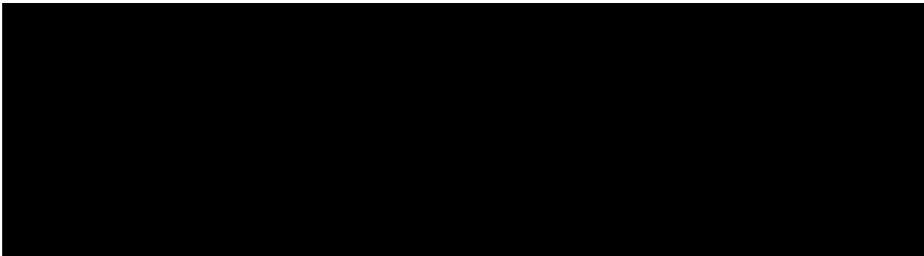
The proposal will therefore be of a high quality design and layout respecting, and in-keeping with, the site and its surroundings. The proposal is therefore consistent with the relevant design criteria set out in Local Plan policy GEN7.

The proposed drive thru will be 24-hour use to meet the needs of drivers and ensure these roadside facilities are consistent with expectations of roadside service areas. However, given lack of nearby housing or other sensitive receptors, the proposal will not result in any harm to residential amenity.

As such the proposal complies with relevant policy of the adopted Local Plan and there is no reason why planning permission should not be granted for these works.

I trust that you have all the information required to validate the application and would be grateful if you can please confirm safe receipt of the enclosed application. If you require anything further in the meantime, please do not hesitate to contact the undersigned.

Yours faithfully



DIRECTOR
Alistair Flatman Planning Ltd