

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 11/01/2018

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: WA/88/17/PL- External alterations including replacement windows & doors to create new entrance, cladding of external walls & creation of seating area to facilitate new operator (KFC) together with provision of drive-thru lane (use class A3/A5).

Little Chef Restaurant, Arundel Road, Walberton, BN18 0SB

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal extends the existing building, creating new seating area and a drive through lane at the Little Chef restaurant Arundel Road.

From observation of the plans, the proposal appears acceptable. Adequate space has been provided for vehicles to navigate into and through the drive through lane. Access road widths are sufficient for the likely demand; given the one way nature of these roads it is not anticipated that the necessity for two vehicles to overtake one another will arise frequently in this location.

Disabled parking bays have been relocated to the east of the site. There should also be a 1200mm wide safety zone at the vehicle access end of each bay to provide boot access or for use of a rear hoist. In off-street parks, bays should be marked with yellow lines and a yellow wheelchair symbol within the parking space. A sign or, if appropriate, signs should be provided at the entrance to the car park to direct disabled motorists to designated parking spaces which, if the car park is not under cover, should also have raised signs at the head of the reserved bays.

The car parking spaces are to measure 2.4 x 4.8m in order to adequately cater for an average sized vehicle and a space of 6m is required to the rear of the parking space to allow vehicles to manoeuvre into and out of the spaces.

Tactile paving is present at key locations within the site to encourage pedestrians to cross where it is safe to do so and footway widths are acceptable in line with the Department for Transport's Inclusive Mobility documentation.

The access arrangements are to be retained and visibility is not hindered by any of the works proposed. The extension of operating hours will result in a possible increase in movements outside of the peak network hours however as this access also serves a petrol station, it would not be uncommon for vehicles to be using this outside of peak network hours as it currently exists. It is also considered that many movements would be shared trips by users of the petrol station and would exist with the current arrangement of a Little Chef during hours of operation.

Based on the information submitted there would be no concerns with this application from a highway point of view, a condition should be attached to secure the revisions to the parking spaces and layout of the new fast food lane.

Condition

INTERNAL ARRANGEMENTS

No part of the development shall be first used until the lanes and parking areas serving the proposed have been constructed, surfaced and drained in accordance with plan 217052 - A000.

Reason: To secure satisfactory standards of access for the proposed development.

Jodie Wilkes
Planning Services