

Avalon

Chartered Town Planning



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Town Planning - Architectural Design - Building Regulations - Surveying

Operations Statement

Site at : Pendle House, Clitheroe Road, Chatburn

Proposal: Proposed Change of use of Basement Flat into consulting rooms (Class E)

For : Mr Farakh Riaz

Date : May 2022

INTRODUCTION

This Statement is made in support of planning application ref: 3/2022/0323 to assist the Local Authority and Lancashire County Council Highways Authority whether the existing site provides the required number of car parking spaces for a mixed use site as proposed.

DEVELOPMENT DESCRIPTION

The Existing Development consists of a 1 Bedroom Flat at Basement Level, for which this planning application refers to a change of Use, a dental practice at Ground Floor Level, consisting of 3No. Consulting Rooms and 2No. Apartments at upper floor level. The Proposed Change of Use of the Basement Flat is to convert it in to 2No. Consulting Rooms to be used within the private health care and medical care sector, and it is to be kept as a separate entity from the existing dental practice.

SITE DESCRIPTION AND SURROUNDING AREA

The application site relates to the Basement Floor of Pendle House, which is on the Western side of Clitheroe Road approximately 380m south of the settlement of Chatburn, and approximately 1.5km North East of Clitheroe. The application site is on a prominent bus route and easily accessible by car.

PROPOSAL

The application seeks consent for the change of use of the Basement Flat to 2No. Consulting rooms (Class E). There are a total of 19No. Car parking spaces on site which are shared amongst the residents and business within the building. 4No. spaces are to be allocated to the upper floor apartments, leaving 15No. Spaces available use by the businesses. The businesses are in mutal agreement in sharing the available spaces between them. The proposed nature of the work involved is by appointment only, usually lasting 45-60 minutes, thus reducing the number of clients on site at any one time.

HOURS OF OPERATION

Hours of opening to be 9am to 7pm Monday to Friday, 9am to 5.30pm on Saturdays and 9am to 7pm on Sundays and Bank Holidays.