

David Laskey

From: Helen Booth on behalf of planning

Sent: 14 May 2013 14:06

To: David Laskey

Subject: FW: 3/2013/0348 - Proposed alterations - externally and internally and change of use from class B1 to part C3 and part A2. Re-submission : Wash n press 18 Duck Street Clitheroe Lancashire BB7 1LP

From: Patel, Uday [mailto:Uday.Patel@lancashire.gov.uk]

Sent: 14 May 2013 12:25

To: planning

Cc: ENV LHS Customer Service; Coombe, Andrew

Subject: 3/2013/0348 - Proposed alterations - externally and internally and change of use from class B1 to part C3 and part A2. Re-submission : Wash n press 18 Duck Street Clitheroe Lancashire BB7 1LP

F.A.O: Claire Booth,

Planning Application Reference: 3/2013/0348

Grid Reference: 374170 441987

Proposal: Proposed alterations – externally and internally and change of use from class B1 to part C3 and part A2. Re-submission.

Location: Wash n press 18 Duck Street Clitheroe Lancashire BB7 1LP

Proposed development is a change of use from Class B1 to part C3 and A2. Application form indicates that previous use of the property was restaurant. Currently property is accessible from two roads i.e. Waterloo road and Duck Street. Proposed development is in the area if mix land use of residential as well as business.

Gross floor area of the previous use (B1 type) of the property was 138m². Proposed gross floor area for office (A2 type) use is 51m² and for dwelling (C2 type) use is 87m². It is anticipated that the proposed use of office and residential dwelling will be less intensified as compared to the previous use. There is 1no space available for the office use. Since the development is in the town centre, residential dwelling is not expected to have a dedicated parking space.

With the above points of view it is considered that the proposed development is unlikely to have a significant effect on to the adjacent highway network.

There is no objection to the proposed development on highway ground.

Thank You

Uday Patel
(Developer Support – Area East)

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14/05/2013