

3 2026 0308

Peter Hitchen Architects Ltd

Marathon House

The Sidings Business Park

Whalley

Lancashire

BB7 9SE

17 March 2026

STATEMENT TO SUPPORT THE CHANGE OF USE APPLICATION
FORMER HARRISONS ENGINEERING WORKSHOP
KENDAL STREET, CLITHEROE BB7 1PA



INTRODUCTION

This statement is in support of the formal planning application for the change of use of the former Harrison's engineering workshop building (class E) to a storage and distribution use (class B8) for the new owners. The site is a well-established unit located on Kendal Street in a mixed-use area of light industry, storage, retail and residential premises.

Peter Hitchen
Architects

The applicant has owned the site since September 2024. Previously it has remained vacant since the previous use ended in 2022.

EXISTING SITE

The premises occupy a site area which is bordered by residential and commercial properties. It has a frontage onto Kendal Street and servicing access down the side to the northwest. The building is in moderate condition and is mainly a steel framed single storey structure with a modest two storey office facing Kendal Street. Shutter doors provide access directly onto the street and there is a former shop which also fronts the highway.

The premises have rendered elevations and a mix of roof finishes (felt and slate). The overall site area is 609 sqm

PROPOSAL

The proposal is for the premises to be used for storage and distribution of general goods only. There are no physical alterations proposed to the building. The existing access is to be maintained to the street frontage and the side passage.

The applicant employs 5 staff at the site and the goods are stored on the premises for re-sale.

The use of the building for storage and distribution is entirely appropriate for the site and will not create an impact on the residential amenity of nearby properties when compared to the current lawful use of the site as an engineering workshop.

