



**Khalid Khan
Associates**

Surveyors • Architectural
• Planning Consultants

TEL: 01254 54464 MOB: 07798 686430 WEB: www.khalidkhanassociates.co.uk

Planning Statement: (June 2026).

52 Moor Lane, Clitheroe.



INTRODUCTION

This Statement is submitted in support for the proposed change of use from a Residential Dwelling (c3) to a Use Class (E) (b), Café - Dessert Bar, and installation of a new shop front.

The dwelling is sited along a Moor Lane and within the Clitheroe Conservation Area boundary, and also consists of a Grade II Listed Building, with a total area of approx (102sqm), as the only mid terraced residential dwelling within a parade of other retail shops, estate agents (next door) public houses, and pet shop.

the dwelling is sited along a busy road linking it directly to the town centre and opposite the Sainsbury's store.

The dwelling has been vacant for a number of years, with the owners looking to bring the building back into good use.

The owners have been approached by the Applicant Mrs Lorraine Ashworth with a view of changing the use form a Use Class from residential to an E (b) offering its customers/patrons a large variety of desserts, cakes, milk shakes, cold and hot drinks, (please refer to attached menu), the premises will provide seating at ground for patrons to consume the ordered refreshment on the premises, with the first floor to be used for general storage and staff use, the proposal includes the removal of the existing ground floor door and window and to replace it with a new traditional shop front which is being dealt within the submitted Heritage Statement, the proposal also includes the door to be recessed and to create a slight ramp up into the premises due to the difference in external and internal floor levels as to allow easy disability accessibility.

Covers:

The ground floor covers an area of approx 51sqm with an area of approx 30sqm seating space providing 14no covers, the premises will accommodate a disabled uni-sex wc in compliance with DDA.

Staff:

The business will be operated by the Applicant with 1no full-time staff member and a part-time staff member.

The business will operate between 08:00 – 22:00 hrs.

Waste Management Strategy:

With the limited space within the premises and non-accessibility towards the rear of the site, arrangement will be made for all waste will be collected into black refuse bags and collected by a Trade Waste Collection Company on a twice weekly basis.

Parking:

Currently there is non-restrictive parking fronting the application site, with additional non-restrictive 1hr parking on the Sainsbury car park, but it is anticipated the majority of the patrons will be on foot due to it's location and proximity to the Town Centre, with customers visiting the nearby shops, public houses, and Sainsbury's.

Conclusion:

The proposed change of use will bring an otherwise vacant-un-occupied building into use providing economic and social benefit to the generic area and enhancing the Conservation Area that it's located in, and request that Planning Consent be respectively granted.

