

PLANNING STATEMENT IN SUPPORT OF AN APPLICATION FOR THE USE OF A DWELLING AS OFFICES AT 144 WOONE LANE, CLITHEROE, LANCASHIRE

1 Site circumstances

- 1.1 Woone Lane is situated in the southern part of the town and runs roughly parallel to the A671 Whalley Road to the south east and the railway line to the north west. The application site fronts on to the north west side of Woone Lane between George Street and Kay Street but it appears to form the end of terrace property to those on Kay Street. A single storey kitchen extension has been added to the rear and the property now comprises a four bedroom, two storey dwelling.
- 1.2 The predominant land use in the locality is residential with industrial development to the south west and a reservoir on the opposite side of Woone Lane. No special designations are identified on the local plan proposals map. There are no parking restrictions on Kay Street or Woone Lane in the vicinity of the appeal site, and these roads are the subject of a 20mph speed restriction.

2 Planning history

- 2.1 Planning consent for the kitchen extension was granted under planning reference 3/03/0370/P on 17 June 2003.
- 2.2 A planning application seeking consent for the use of the dwelling as offices under planning reference 3/2006/0135 and was granted on appeal on the 28th September 2006. The planning permission was not implemented.
- 2.3 A planning application for the change of use from dwelling to ground floor office and the first floor to and flat with alteration to the single storey extension was granted planning permission on the 08/02/2013 reference 3/2013/0017.

3 Proposed development

- 3.1 The proposed change of use will create an office occupying the ground floor and first floor of the buildings. The internal alterations proposed are indicated on the submitted plans. The main entrance to the office will be the original

front door of the property with a secondary from the current kitchen extension. There are no external alterations to the building.

- 3.2 It is envisaged that the office would accommodate five staff members (four full time equivalent) and operate principally between the hours of 8.30am and 5.30pm. The potential occupiers are Janet Dixon Town Planners. Occasionally the office will be occupied by one or two staff out of these hours, for example for preparation and debriefing following Planning Committee Meetings which at many local Council's occur in the evening.

4 Government guidance

- 4.1 The National Planning Policy Statement states that the government is committed to securing economic growth in order to create jobs and prosperity and it is committed to ensuring that the planning system does everything it can to support sustainable economic growth paragraphs 18 and 19.

5 Development plan

- 5.1 The relevant development plan policies to this application are the saved policies in the adopted Ribble Valley Districtwide Local Plan in particular policy G1 which sets out a number of development control criteria that may be applicable in the determination of planning applications. The relevant policy in the emerging Core Strategy is DMG1:General Considerations.

6 Assessment

- 6.1 Planning permission was granted on appeal for the conversion of the whole of the property to office use in 2006. At that time it was envisaged that the building would be occupied by up to 4 people working at any one time, and that as the administrative office of a small local firm visits by members of the public would be infrequent. Clitheroe is a small town and it was considered that it would be likely that at least some of those working would be able to walk to work or come by bicycle. As an office the property would generate no parking requirement outside normal office hours. Such parking as would be required would be at times when many local residents would themselves be

out at work, and therefore coincided with the quietest period of the day. See Appendix, Appeal Decision Letter

- 6.2 This assessment of the parking requirement of the then proposed use was accepted by the Planning Inspector. Circumstances around the application site have not changed since the time of the appeal except that the speed limit on residential roads within Clitheroe has been reduced to 20mph. The application now proposed would require a similar level of parking and generate a similar level of activity to the appeal proposal.
- 6.3 The property occupies a corner plot there is a particularly long frontage on which to park. A large 4 bedroom residential property (notionally requiring 3 car parking spaces under the Lancashire County Council car parking standards) is likely to require parking spaces in the evening when parking spaces would be at a premium, whereas the proposed use would predominantly require parking during the day when most people are out at work. We concluded that the development would not be detrimental to highway safety and therefore that the proposal does not conflict with the requirements of local plan policy G1 or core strategy policy DMG1.

7 Conclusion

- 7.1 Planning consent is sought for the use of a dwelling as an office within a predominantly residential area. The proposal is for development which will promote economic growth in a sustainable location without harm to the surrounding residential properties.

8 Appendix

- 8.1 Appeal decision letter

Judith Douglas Bsc (Hons) Dip TP MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs BB7 1AW
March 2013