

**Statement to accompany a planning application
for the erection of a single storey extension to shop
at the front of
380 / 382 Padiham Road, Burnley, BB12 6TA**

This document is to accompany a full planning application for the erection of a single storey extension to the front of existing retail premises at 380 / 382 Padiham Road, Burnley, for Mrs. E. Payne.

Present arrangement / use

The ground floor is a retail shop selling newspapers, general grocery and off licence along with post office facilities. The first floor is residential consisting of living accommodation for the owners.

Mrs. Payne has owned the premises for the last six years.

In 2014 planning permission was granted ref APP/2014/0287 to create additional retail space within the footprint of the existing building, erect a small extension at the rear and alter the first floor to create a self-contained flat the first floor.

This work was subsequently carried out and enabled a post office counter to be created and the post office facilities transferred from the former post office at 318 Padiham Road.

Proposed Use

As a result of the previous alterations and the creation of a post office counter the shop is now proving to be very popular.

The proposal is to extend the retail area of the shop at the front of the property to create a cooler area to display plants, flowers and serve ice cream etc.

The extension created will be similar to the ones further along Padiham Road at 318 and 320 Padiham Road (former post office – now a fish and chip shop) and Oddies bakery.

A small forecourt will be retained in order for customers to leave any prams, bicycles without impeding the pavement.

Location

The property is on the main road between Padiham and Burnley in a predominantly residential area. There are a number of other retail units along Padiham Road although none are immediately adjacent to the property.

Access

The main access to the front of the shop will be off the forecourt with ramped access, to aid access into the shop for customers.

The main front access to the living accommodation will remain unaltered.

The rear access to the shop will remain unaltered. This access is directly off the rear yard and is used for deliveries and access to refuse facilities.

Car Parking

There are 2 car parking spaces at the rear of the property for use by the owners which will remain

On street parking is available immediately outside the shop on Padiham Road and on the adjacent Dugdale Road.

As the property is in a mainly residential area many customers walk to the shop and it is anticipated that this will continue with the proposal. Bus stops in both directions are also located virtually outside the door of the shop.

The present car parking arrangements will not be affected.

Refuse facilities

Refuse facilities will remain as existing with containers located at the rear of the property for both recycling and non recycling waste.

Opening hours

It is proposed that the opening hours of the shop will remain unaltered ie opening hours 06:30 – 20:00 hours daily.

Employment

As a result of the proposal it is anticipated that there will be an increase in the total number of staff employed from the equivalent of 5 full time to 6 full time staff.

External Alterations / Materials

It is intended that the extension will be built with natural stone walls to match existing, blue slate roof to match existing, and white upvc doors and windows to match existing.

The existing roller shutter would remain and hence would then be positioned inside the shop for security which would not be visible when the shop is closed, (items for sale within the new extension will be of low value so it is not intended a shutter will be required on the external window)

Signage would be incorporated into the extension in proportion to the existing signage with lighting to match the existing lighting.



Existing photos of the front of the property

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