

Retrospective application for installation of door and window to shop front and associated works

This is a retrospective application for external alterations that were completed before the applicant purchased the property, following the alleged conversion of a shop front to introduce an external door and window.

This application seeks to gain approval following commencement of planning enforcement for the works that were understood to have been carried out at the premises without planning approval prior to the applicant owning the site.

The applicant has been in correspondence with Ms Helen Brennan of Liverpool City Council who is aware of the current situation and has advised submitting a retrospective application to the authorities to gain approval for the aforementioned points. This application will be submitted alongside a separate application to request planning permission for the ground floor of the premises taking into account previous reasons for refusal.

Consultation with Ms Helen Brennan on 07th May 2015 and more recently on 18th March 2016 confirmed that planning approval is still needed for the external alterations made without consulting the Council for planning permission.

External alterations were understood to have been undertaken to remove the shopfront and build up the elevation in plain red brick with UPVC window to the front bedroom and a UPVC front door in keeping with the doors to the adjoining properties and existing fenestration to give access to the pre-existing accommodation from the public pathway on the main road.

The applicant has no information on the previous design or appearance of the shop front and therefore has submitted this application in good faith to formalise the planning position.

ACCESS

As no further conversion works are proposed, the pre-existing step to the front entrance will remain. However, space will be readily available to ambulant disabled occupiers and those with sight and hearing impairments as defined by the Equality Act 2010.

On behalf of Rowley Szilagy LLP
Chartered Building Surveyors
April 2016

Yours faithfully



Guy Buckley BSc (Hons)
E-mail: guy@rowley-szilagy.com
Enc.