

Jack & Andrea Leader
31 Clovelly Drive
Southport
Merseyside
PR8 3AJ

3rd March 2024

Dear Sirs,

Following a recent inspection by a Sefton Council Planning Officer named Neil Evans, we have been advised that we are required to make a retrospective planning application for material change of use. Having studied meticulously online and having taken advice from various sources, we didn't know that this was a requirement – Neil Davies confirmed that this is a very grey area and differs from Council to Council.

The existing garage in it's previous form was used as a utility room, WC and shower area by the previous owners of the property. When we purchased the property, the condition of the garage was extremely poor, had single glazed broken windows, broken wooden doors and failed rendering. We have since upgraded the rendering like for like, replaced the shower and toilet, the windows and doors, installed a new kitchenette, flooring and fully upgraded the electrics (which have been certified by a qualified electrician). We feel this now improves the overall look and aesthetics of the street and the building.

We would like to seek further approval to use the property as a guest house on a holiday rental basis. By doing so, we will be providing additional quality accommodation to visitors who frequent Southport, who will be fully vetted and ID approved and we will also provide full insurance for any liability. The proposed holiday rental will come with the provision of off-street parking for guests.

We understand that Airbnb are intending to fully legislate the programme which has already come into effect in other areas of the country to allow only licensed hosts to feature on their website. We are currently fully compliant with all existing legislation and will ensure we are fully compliant with any new legislation that is put in place.

We have an active AirBnB profile online. Due to our high standards and conscientious respect of our guests and neighbours, we are one of the only AirBnB offerings in Southport to have received full 5 star reviews from our guests – granting us 'superhost' status on AirBnB. We haven't received any direct complaints from hosting guests by neighbours, nor have any of our guests created any issues or difficulties within the local community. We have today spoken with our immediate neighbours, who have confirmed that the guests we have accommodate create no issues and that they don't have any problems in us hosting. We only allow guests to stay who have received 5 star reviews from other hosts, it is one of our main requirements.

Ourselves and our AirBnB have even hosted international golfing professionals for Birkdale and Hillside Golf competitions as well as Southport Air Show and Southport Flower Show. Due to the extreme lack of local short-term accommodation, we feel we are providing an excellent offering to attract more visitors to what is a beautiful area.

It also provides accommodation for older visitors that don't want to be caught up in the central Southport hustle & bustle to the early hours, our guests have complimented how quiet and safe the area is.

Our AirBnB listing can be seen online by following the below link:

[The Retreat@Clovelly-Royal Birkdale and Hillside - Tiny houses for Rent in Merseyside, England, United Kingdom - Airbnb](#)

We have also submitted a copy of our BnB Insurance policy too.

Given we have already built up a fantastic array of frequent customers, we hope to be able to continue providing them with the accommodation they need.

Yours Faithfully,

Jack & Andrea Leader