

Application for the Installation of Balconies at Belmont Court, 20, Belmont Street, Southport.

Supplementary Information.

Background.

The application relates to a purpose-built block of four flats called Belmont Court. Flats 1 and 2 are on the ground floor and Flats 3 and 4 on the first floor. The applicant is the freehold owner of Belmont Court which is Belmont Court (Southport) Management Company. This Company has four directors; these being the owners of the four flats.

Whilst the two ground floor flats benefit from outdoor space, the two first floor flats have no outdoor space. This is a significant deficiency not only in regard to having access to sun and fresh air, but also for drying and airing clothes.

Other Information.

All of the flats are occupied by their owners (i.e. none are rented to other people). All of the owners are retired and spend substantial amounts of time at home. The availability of balconies for the first floor flats is therefore beneficial for the residents.

The directors of Belmont Court (Southport) Management Company have therefore resolved to seek to make good this deficiency by applying for permission to install small balconies for both of the first floor flats.

Considerable work has gone into the design of the balconies to ensure that they comply with relevant legislation and are in keeping with appearance of the building and surroundings. The balconies would be in the form of a single structure with access to each balcony being the same for both Flat 3 and Flat 4 ensuring that the coherent appearance of the building is safeguarded. The single structure would be installed and maintained as such to ensure that the appearance is retained.

The owners of the neighbouring properties on each side of Belmont Court have been informed of the proposal and both have indicated that they have no objections.

It would be very useful if the application could be determined quickly and hopefully by approval so that the first floor flats can benefit from the facility this summer.

Contacts.

If there are any queries relating to the application, please do not hesitate to contact either the agent: M Ashcroft at A1 Plans2Build on [REDACTED]