

Application Number: AWDM/1579/20	
Site:	86 Penhill Road, Lancing
Proposal:	Application for minor material amendments to previously approved AWDM/1176/15. Amendments: Change from tile hanging to horizontal grey wood grain cement board, UPVC window to south elevation - the toplight opening has been moved to the opposite side, remove single roof light to first floor bedroom, remove skylight to first floor bathroom.

The Head of Planning and Development introduced the report and advised Members the application was for minor material amendments to a previously approved development.

Members were shown an aerial photograph of the property, together with various plans, and the Officer outlined the key changes for their consideration.

The Officer referred to a letter of representation received from the neighbour who had objected to the clear glazed window on the south facing bathroom. However, the agent had confirmed the window was now obscured. The Committee were advised Officers had recommended a condition that the window be altered with obscure glazing however, an obscure glazed film had been added which Officers felt was acceptable. Therefore, condition 5 would be amended to retain obscure glazed film on the bathroom window but for the window to be restricted to top opening only.

The Officer's recommendation was for planning permission to be granted with the amendment to the wording of condition 5.

The Committee unanimously agreed the Officer's recommendation.

Decision

That the planning application be **APPROVED**, subject to the following conditions:-

1. Approved Plans
2. No windows to be formed in the east and west side walls and roof slope.
3. Dormer and roof lights on east and west obscurely glazed and non-opening, except the windows on the west side where the openable part is higher than 1.7 metres above internal floor level of the room they are serving. The rooflights of the east elevation shall remain fixed shut at all times.
4. The additional accommodation hereby permitted shall be used only for residential purposes (Class C3) in connection with the use of the property the subject of this permission, 86 Penhill Road, Lancing, as a single dwelling house and for no other purpose, including as commercial holiday

or bed and breakfast accommodation without the prior permission of the local planning authority in an application on that behalf.

5. To ensure the permanent retention of obscure glazing film and for the lower opening fanlight to be permanently closed.

Informatives: -

1. Proactive no amendments