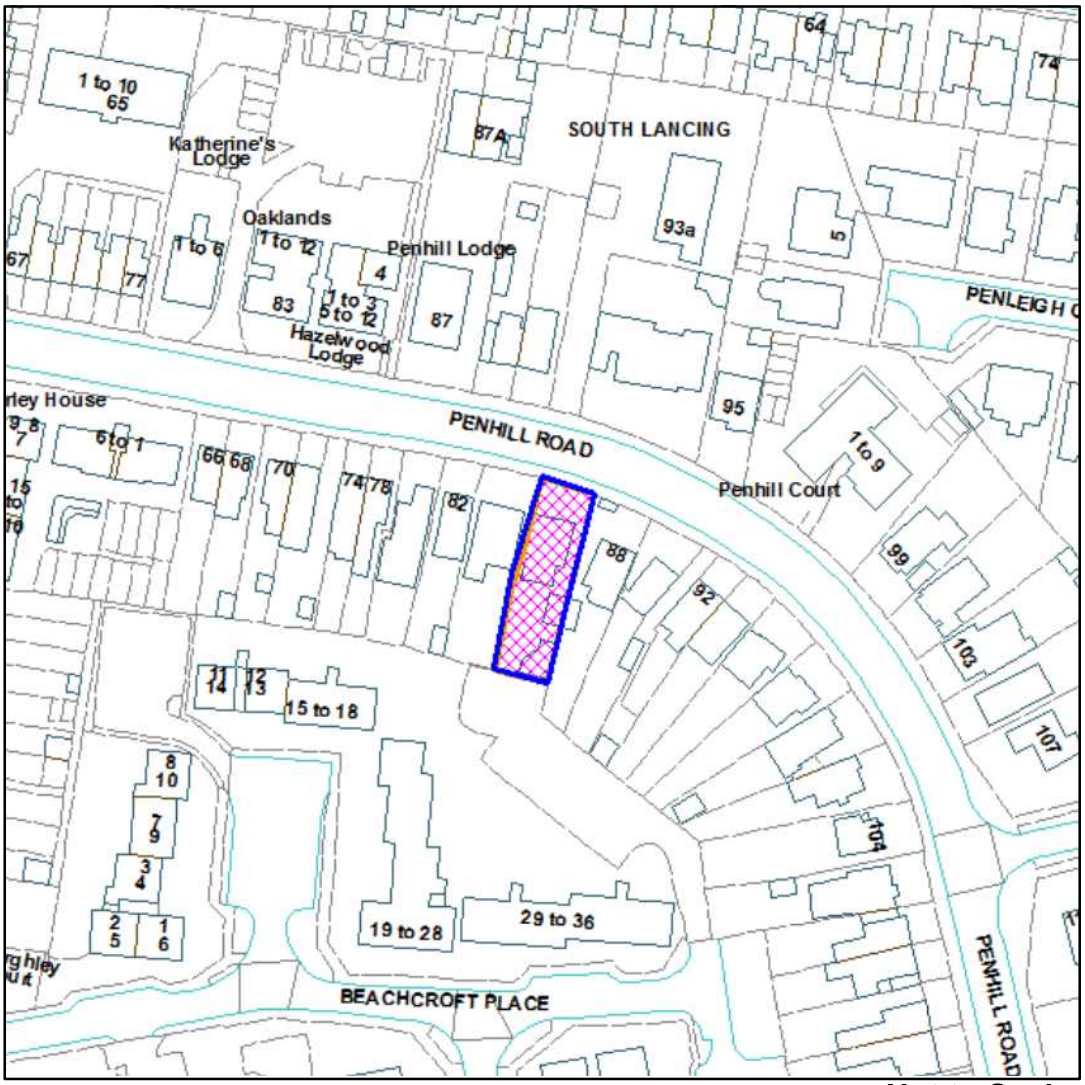
Application Number: AWDM/1579/20 **Recommendation – APPROVE**

Site: **86 Penhill Road, Lancing, West Sussex**

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.**

Applicant: Mr Colin Harrocks Ward: Widewater
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

This application is being brought before Committee members for determination as the applicants agent is an elected member of the Council.

The application site is on the southern side of Penhill Road which consists of residential properties of various scale and style with a combination of bungalows, chalet bungalows, two storey dwellings and higher level blocks of flats.

The site originally comprised of a chalet bungalow with rear addition and front dormer. Consent was granted in October 2015 (AWDM/1176/15) to increase the height of the bungalow by increasing the ridge by 2 metres. The side walls of the bungalow also increased to provide a 'proper' first floor. The extensions allowed for significant first floor increase with two bedrooms and a bathroom. A dormer was proposed on the western elevation and two roof lights on the east. Additional windows face south on the rear elevation. The dormer on the front was removed with first floor windows and two bays at ground floor.

Since this time the development has been completed with materials changed from approved tile hanging to grey wood grain cement board. Also some changes including the removal of a roof light on the west and east elevations and a change to a fan light positioning on a window on the south elevation. Retrospective consent is sought here.

Although not specifically conditioned in the original consent the south facing bathroom window has not been fitted with obscure glazing as would be the expectation for a bathroom. The agent has confirmed agreement to a condition to ensure that within 1 month of this consent that this window would be obscurely glazed.

Lancing Parish Council: No objection, subject to the neighbouring residents' concern regarding the bathroom window be taken into account.

Representations

1 letter of representation received from the owner/occupier of No. 84 Penhill Road. Currently the south facing bathroom window is clearly glazed and overlooks the rear garden. I am not objecting to the window being there I am requesting the window to be obscured and top opening.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management; No.2 'Extensions and Alterations to Dwellings'

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions,

or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings. For consideration here are the changes to the original consent only.

Visual amenity

The main visual change from the original consent is the changes to materials. It is however considered that the use of grey boarding can be supported in this case. As stated above there are various styles of buildings within the street and this grey boarding gives a contemporary appearance and is not out of keeping here. The changes to the windows are minor and will not impact upon visual amenity.

Residential amenity

The changes to materials and windows do not give rise to any impact upon adjacent occupiers. It is however noted that a representation has been received in relation to the rear facing bathroom window which is fitted with clear glazing. As this overlooks the rear garden. It would be normal practice for a bathroom window to have an obscurely glazed window installed and as such a condition is attached to ensure that this is the case.

Other relevant conditions are copied from the previous consent.

Recommendation

APPROVE

Subject to 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. Within 1 month of this consent the south facing bathroom window shall be replaced with obscure glazing with a top opening fan light only and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

Informatives: -

1. Proactive no amendments

11th January 2021